

LOT 46
IN OR 353 PG 779
NASSAU VILLAGE 1 UNR

HIGGINBOTHAM BRENDA/PARRISH PAUL G ET AL
43191 RATLIFF RD
CALLAHAN, FL 32011

2024

37-1N-25-299A-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,623	100	1,623	121,394
FGR	420	55	231	17,278
FOP	135	30	40	2,992
FST	117	55	64	4,787
TOTALS	2,295		1,958	146,451

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	0	14	26		364.00	SF26.95	100	1980
2	0680	POLE SHED	0	0	9	15		135.00	SF10.00	100	1984
3	1242	WD DECK A	0	0	9	11		99.00	SF10.00	100	1988
4	0511	GARAGE CB-	0	0	24	26		624.00	SF40.00	100	1985
5	1242	WD DECK A	0	0	12	16		192.00	SF10.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RM	130.00	350.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,958	111.9160	106.32	208,175	1973	1980	0	0	29.65	70.35
1 SINGLE FAM - 0% - 2024 Heated Area: 1623 HX Base Yr											
13 FST 1993 13 9 12 21 20 FGR 1993 20 21 5 FOP 1993 27 27 8 24 63 33 BAS 1993											

540544 LEM TURNER RD, CALLAHAN											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		146,451	
TOTAL MARKET OB/XF VALUE		14,622	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		206,073	
SOH/AGL Deduction		0	
ASSESSED VALUE		206,073	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		206,073	
TOTAL JUST VALUE		206,073	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,513	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2717/885	6/07/2024	FJ U	I	11		0	
GRANTOR: PARRISH MARY R EST							
GRANTEE: HIGGINBOTHAM BRENDA							
2717/840	6/07/2024	FJ U	I	11		0	
GRANTOR: PARRISH MARY RUTH EST							
GRANTEE: HIGGINBOTHAM BRENDA							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W63 FST=[YR=1993] W9 S13 FGR=[YR=1993] S20 E21 N20W21\$ E9N13\$ S13 E12 S12 FOP=[YR=1993] S5 E27 N5 W27\$ E27 S8 E24 N33\$.											