

IN OR 2696 PG 1833
ESMT PT OR 485/650
EX R/W OR 723/722

HIGGINBOTHAM DELORESE L/E/
37000 NUBBIN BUCK TRAIL
CALLAHAN, FL 32011

2024

38-2N-24-0000-0002-0060



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	02	WALL BD/WD 60		
Interior Wall	05	DRYWALL 40		
Interior Floo	14	CARPET 80		
Interior Floo	09	PINE WOOD 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		1 100		
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	5000	IMPROVED AG		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	946	100	946	66,008
BAS	374	100	374	26,097
UOP	80	20	16	1,117

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,336	98.5920	93.66	125,130	1940	1950	0	0	25.50	74.50
1 SINGLE FAM - 100% - 0 Heated Area: 1320 HX Base Yr											
17 22 BAS 2001 22 17 43 22 BAS 1993 22 33 10 8 UOP 2013 8 10											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/15/2023 MLU											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				93,222		
TOTAL MARKET OB/XF VALUE				15,314		
TOTAL LAND VALUE - MARKET				140,770		
TOTAL MARKET VALUE				140,955		
SOH/AGL Deduction				93,456		
ASSESSED VALUE				47,499		
TOTAL EXEMPTION VALUE		HX HB DX WX		35,000		
BASE TAXABLE VALUE				12,499		
TOTAL JUST VALUE				249,306		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				244,993		

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	1242	WD DECK A	0 100	16	8	128.00	SF	10.00	10.00	100	2003	2003	3	21
2	0937	WELL	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100
3	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87

LAND DESCRIPTION										TOTAL OB/XF										15,314									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000												
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	5.83	AC		1.00	1.00	1.00	415.00	415.00	2,419												
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	5.83	AC		1.00	1.00	1.00	19,000.00	19,000.00	110,770												
REVIEW DATE		05/29/2020		BY	TW		Total Acres: 6.83		Total Land Value: 32,419				Market: 110,770				Agricultural: 2,419		Common: 30,000		PRINTED 08/06/2024 BY SYS								