PT OF JOSEPH HIGGINBOTHAM
GRANT SEC 43-3N-25E
IN OR 2314/68

KINSEY ROBIN B REV TRUST/KINSEY ROBIN B TRUSTEE
57719 DUTCH TRAIL
CALLAHAN, FL 32011

2024

43-3N-25-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

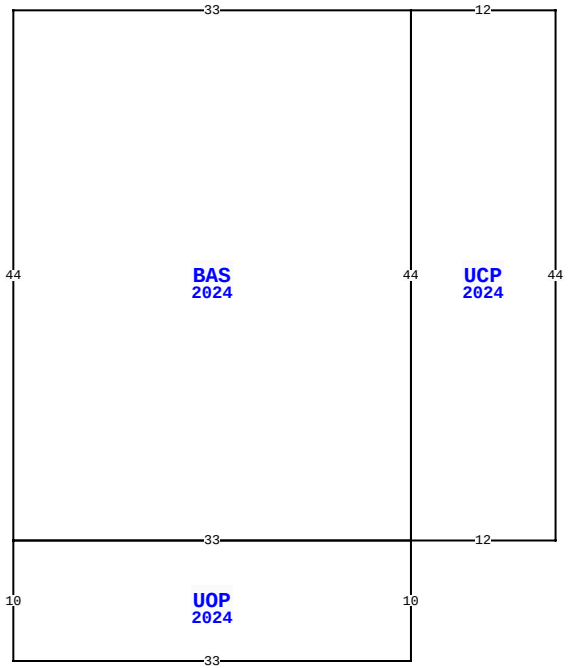
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	05	Quality Level 05
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	1,452	25,885
UCP	528	20	106	1,889
UOP	330	20	66	1,177
TOTALS	2,310		1,624	28,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,624	57.2220	20.03	32,529	2013	2013	0	0	0	11.00	89.00

1 GARAGE RES – 0% - 2024 Heated Area: 1452 HX Base Yr



DUTCH TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	28,951
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	358,550
TOTAL MARKET VALUE	62,545
SOH/AGL Deduction	0
ASSESSED VALUE	62,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,545
TOTAL JUST VALUE	387,501
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,624

ALSO SEE OWNS AJCNT PRCL: 43-3N-25-0000-0001-0050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2314/0068	9/25/2019	WD	U	I	11	100
GRANTOR: KINSEY ROBIN R						
GRANTEE: ROBIN B KINSEY REVO						
2286/1964	5/15/2019	WD	U	V	11	100
GRANTOR: BRADDOCK GLENN L & GW						
GRANTEE: KINSEY ROBIN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,6] E33 S44 W33 N44 $
UOP=[YR=2024;ORIG=50,50] E33 S10 W33 N10 $
UCP=[YR=2024;ORIG=83,6] E12 S44 W12 N44 $
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EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	54.71	AC		1.00	1.00	1.00	555.00	555.00	30,364							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	190.00	190.00	3,230							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	71.71	AC		1.00	1.00	1.00	5,000.00	5,000.00	358,550							

REVIEW DATE 02/06/2024 BY KWA Total Acres: 71.71 Total Land Value: 33,594 Market: 358,550 Agricultural: 33,594 Common: 0 PRINTED 08/06/2024 BY SYS