PT OF LOT 3
IN OR 1054/1860
EX S-4 S-7 & S-8

HIGGINBOTHAM MARY ANN/HIGGINBOTHAM DAVID A
45366 5TH AVE
CALLAHAN, FL 32011

**2024**

**49-2N-25-4100-0003-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 01 | DIST CA 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

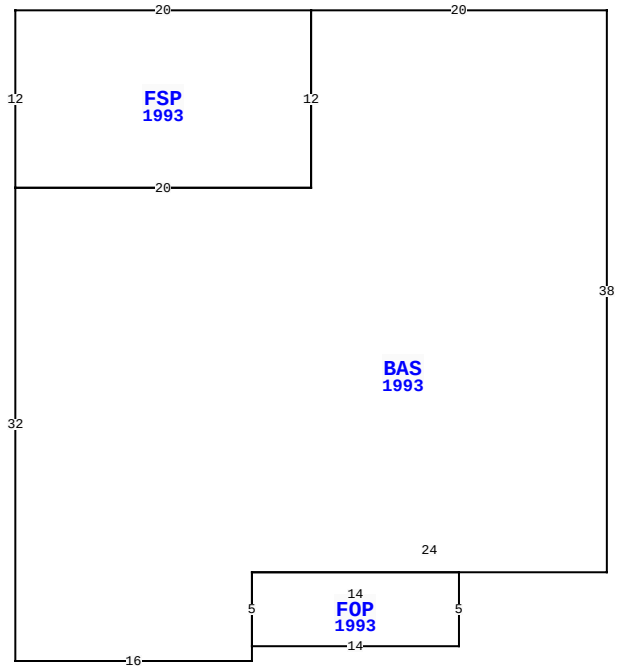
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 7001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,376 | 100 | 1,376 | 97,875 |
| FOP | 70 | 30 | 21 | 1,493 |
| FSP | 240 | 40 | 96 | 6,828 |
| TOTALS | 1,686 | | 1,493 | 106,197 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,493 | 103.6320 | 98.45 | 146,986 | 1956 | 1970 | 0 | 0 | 0 | 27.75 | 72.25 |

1 SINGLE FAM – 0% - 0 Heated Area: 1376 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/02/2023 MLU |
| INC DATE | | AG DATE | |

45366 FIFTH AVE, CALLAHAN

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 106,197 |
| TOTAL MARKET OB/XF VALUE | 2,880 |
| TOTAL LAND VALUE - MARKET | 143,500 |
| TOTAL MARKET VALUE | 252,577 |
| SOH/AGL Deduction | 97,724 |
| ASSESSED VALUE | 154,853 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 154,853 |
| TOTAL JUST VALUE | 252,577 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 207,317 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2327 | REMODEL | 0 | 12/13/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1054/1860 | 5/09/2002 | QC | U | I | 01 | 100 |

GRANTOR: BROOKINS DORA D

GRANTEE: BROOKINS DORA D ETA

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0351 | CARPORT MT | 0 | 0 | 60 | 24 | 1,440.00 | SF | 10.00 | 10.00 | 100 | 1980 | 1980 | 3 | 20 | 2,880 | |

## BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=1993] W20 S12 E20 N12$ S12 W20 S32 E16 N1 FOP=[YR=1993] E14 N5 W14 S5$ N5 E24 N38$.

## LAND DESCRIPTION

TOTAL OB/XF 2,880

| 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 | 000000 | C | VAC RES | 0 | | RL | 205.00 | 166.00 | 205.00 | FF | | 1.00 | 1.00 | 1.00 | 700.00 | 700.00 | 143,500 | | | | | | | |

REVIEW DATE 11/21/2022 BY KBA Total Acres: 0.00 Total Land Value: 143,500 Market: 0 Agricultural: 0 Common: 143,500 PRINTED 08/06/2024 BY SYS