PT W1/2 OF SEC 1-1N-24E
IN OR 2218/955 BEING EXHIBIT B

G&H LAND & TIMBER INVESTMENTS
P O BOX 1694
CALLAHAN, FL 32011

2025

01-1N-24-0000-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 08

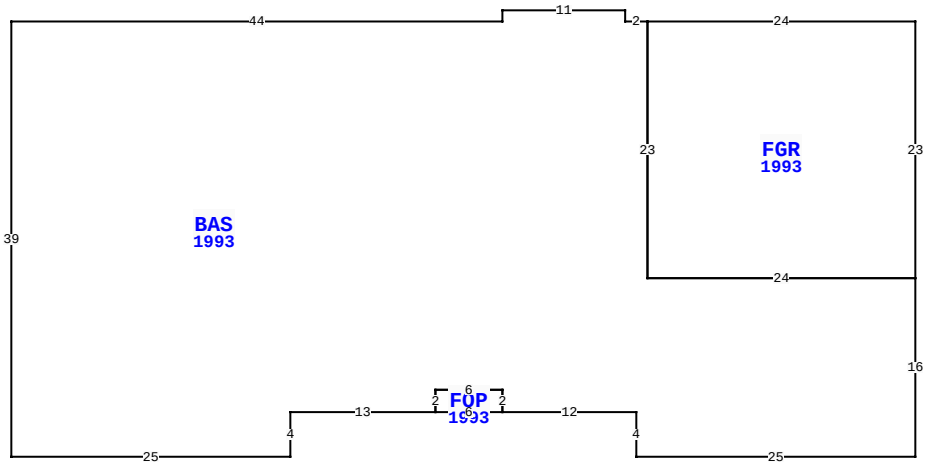
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,482	100	1993	2,482	280,782
FGR	552	55	1993	304	34,391
FOP	12	30	1993	4	453
TOTALS	3,046			2,790	315,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,790	118.1280	155.93	435,045	1975	1985	0	0	0	27.45	72.55

1 SNGL FAM – 0% - 0 Heated Area: 2482 HX Base Yr



44290 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	34	1,190	
2	0812	CONCRETE C	0	0	0	0	1,231.00	SF	4.00	4.00	100	1975	1975	3	25	1,231	
3	0350	CARPORT WD	0	0	30	48	1,440.00	SF	9.75	9.75	100	1980	1980	3	20	2,808	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	315,625
TOTAL MARKET OB/XF VALUE	5,229
TOTAL LAND VALUE - MARKET	53,100
TOTAL MARKET VALUE	373,954
SOH/AGL Deduction	36,913
ASSESSED VALUE	337,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,041
TOTAL JUST VALUE	373,954
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21514	CO ISSUED	180,000	10/23/2008
B21955	CARPORT	9,000	10/01/2008
M14043	MECH OTHER	0	08/01/2008
B21599	GARAGE DOOR	1,375	07/01/2008
E20914	ELEC OTHER	2,500	06/01/2008
R11322	REPAIR/RRF	6,000	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/0955	8/03/2018	WD	U	I	30	435,000
GRANTOR: HIGGINBOTHAM NAOMI I						
GRANTEE: HIGGINBOTHAM NAOMI						
2150/1659	10/08/2017	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM N W & NA						
GRANTEE: HIGGINBOTHAM NEAL W						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W2 N1 W11 S1 W44 S39 E25 N4 E13 FOP=[YR=1993] E6 N2 W6 S2$ N2 E6 S2 E12 S4 E25 N16 W24 N23$ S23 E24 N23$.

LAND DESCRIPTION

TOTAL OB/XF 5,229

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	000100	C	RES	0	0006	OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,100							

REVIEW DATE 07/14/2021 BY TWA Total Acres: 1.18 Total Land Value: 53,100 Market: 0 Agricultural: 0 Common: 53,100 PRINTED 07/30/2025 BY SYS