N1/2 OF E1/2 OF SE1/4 OF SW1/4
OF SE1/4 OF SEC 1-1N-24E
IN OR 758/165 & OR 2248/73

CREWS ERIC M L/E/
PO BOX 232
CALLAHAN, FL 32011

2025

01-1N-24-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

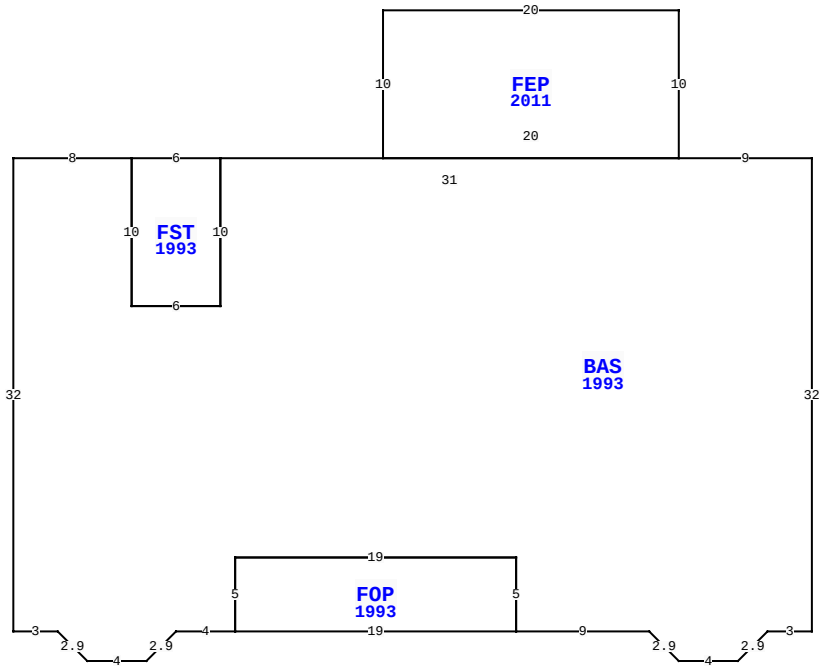
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,597	100	1993	1,597	161,182
FEP	200	80	2011	160	16,148
FOP	95	30	1993	28	2,826
FST	60	55	1993	33	3,331
TOTALS	1,952			1,818	183,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,818	117.7000	117.70	213,979	1990	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1597 HX Base Yr 2023



44509 HIGGINBOTHAM DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		183,487
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		89,250
TOTAL MARKET VALUE		272,737
SOH/AGL Deduction		14,106
ASSESSED VALUE		258,631
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,909
TOTAL JUST VALUE		272,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/0790	12/21/2019	QC	U	I	11	100
GRANTOR: CREWS KENNETH D & KEV						
GRANTEE: CREWS ERIC M						
2264/0962	3/25/2019	FJ	U	I	11	0
GRANTOR: JOHNSON LINDA D EST						
GRANTEE: JOHNSON KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FEP=[YR=2011] N10 W20 S10 E20$ W31
FST=[YR=1993] W6 S10 E6 N10 $ S10 W6 N10 W8 S32 E3 D2 R2 E4
U2 R2 E4 FOP=[YR=1993] E19 N5 W19 S5$ N5 E19 S5 E9 D2 R2
E4 U2 R2 E3 N32$.

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	000100	C	RES	100	0007	OR	0.00	0.00	2.55	AC		1.00	1.00	1.00	35,000.00	35,000.00	89,250							

REVIEW DATE 07/12/2022 BY TWA Total Acres: 2.55 Total Land Value: 89,250 Market: 0 Agricultural: 0 Common: 89,250 PRINTED 07/30/2025 BY SYS