

HIGGINBOTHAM ROSALIND T/HIGGINBOTHAM SHERRY L
34265 OLD BALDWIN RD
CALLAHAN, FL 32011

02-1N-24-2180-1378-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6					
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
																					VALUATION BY										STANDARD								
																					Tax Group: 6										Tax Dist:								
																					BUILDING MARKET VALUE										0								
																					TOTAL MARKET OB/XF VALUE										12,000								
																					TOTAL LAND VALUE - MARKET										49,680								
																					TOTAL MARKET VALUE										61,680								
																					SOH/AGL Deduction										0								
																					ASSESSED VALUE										61,680								
																					TOTAL EXEMPTION VALUE										0								
																					BASE TAXABLE VALUE										61,680								
																					TOTAL JUST VALUE										61,680								
																					NCON VALUE										0								
																					INCOME VALUE																		
																					PREVIOUS YEAR MKT VALUE										131,678								
DOR CODE		0001	VAC W/XFOB																																				
MAP NUM			MKT AREA																		08																		
NEIGHBORHOOD/LOC		8001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
TOTALS																																							
EXTRA FEATURES							34265 OLD BALDWIN RD, CALLAHAN																																
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	OB/XF MKT VALUE	NOTES																							
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1946	100	6,000																								
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1946	100	6,000																								
LAND DESCRIPTION										TOTAL OB/XF										12,000																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	OR	0.00	0.00	1.38	AC		1.00	1.00	0.80	45,000.00	36,000.00	49,680																						
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