PT OF LOT 1378 (S-3 S-4 & S-5)
IN OR 1543/773 & OR 1162/701 &
IN OR 1543/776

HIGGINBOTHAM PATRICIA H
34262 OLD BALDWIN ROAD
CALLAHAN, FL 32011

2025

02-1N-24-2180-1378-0030

BUILDING CHARACTERISTICS

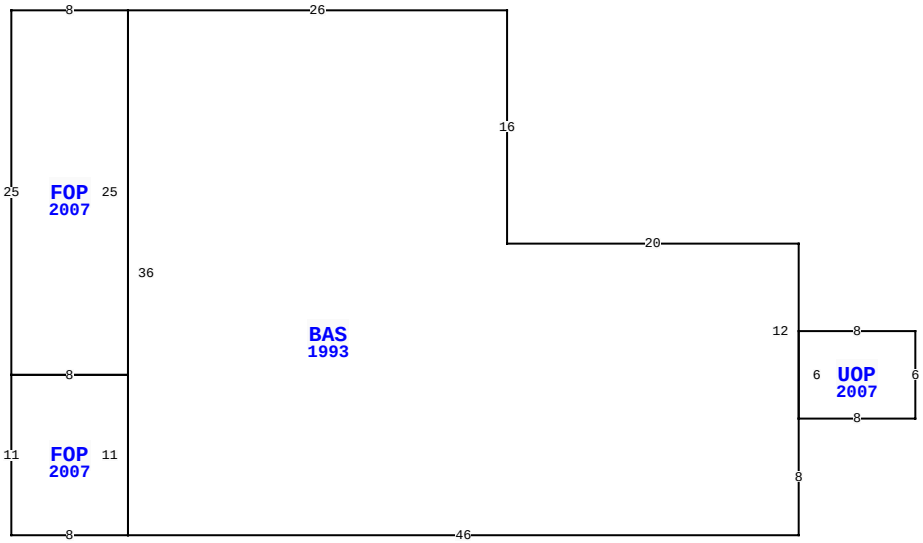
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,336	100	1993	1,336	113,512
FOP	88	30	2007	26	2,209
FOP	200	30	2007	60	5,098
UOP	48	20	2007	10	850
TOTALS	1,672			1,432	121,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,432	108.5760	108.58	155,487	1946	1966	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2008 Heated Area: 1336 HX Base Yr 2008



34262 OLD BALDWIN RD, CALLAHAN

BLD DATE	06/18/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		121,669
TOTAL MARKET OB/XF VALUE		23,417
TOTAL LAND VALUE - MARKET		125,400
TOTAL MARKET VALUE		270,486
SOH/AGL Deduction		146,496
ASSESSED VALUE		123,990
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		23,268
TOTAL JUST VALUE		270,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165782	CO ISSUED	0	11/08/2016
MH165782	MH MOVE-ON	0	09/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/0773	12/28/2007	QC	Q	I	01	100
GRANTOR: HIGGINBOTHAM HENRY RO						
GRANTEE: HIGGINBOTHAM PATRIC						
0951/1421	10/02/2000	QC	Q	V	01	100
GRANTOR: HIGGINBOTHAM HENRY RO						
GRANTEE: HIGGINBOTHAM HENRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N16 W26 FOP=[YR=2007] W8 S25
FOP=[YR=2007] S11 E8 N11 W8 $ E8 N25 $ S36 E46 N8
UOP=[YR=2007] E8 N6 W8 S6$ N12$.

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	0510	GARAGE WD-	0	100	28	20	560.00	SF	35.00	35.00	100	1965	1965	3	20	3,920	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1998	1998	3	25	3,500	
3	0510	GARAGE WD-	0	100	16	24	384.00	SF	35.00	35.00	100	1977	1977	3	20	2,688	
4	0200	BARN WD 0-	0	100	0	0	832.00	SF	20.00	20.00	100	1980	1980	3	20	3,328	
5	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	1989	1989	3	20	1,040	
6	0680	POLE SHED	0	100	25	8	200.00	SF	10.00	10.00	100	1988	1988	3	20	400	
7	0351	CARPORT MT	0	100	30	25	750.00	SF	5.60	5.60	100	1989	1989	3	20	840	
8	0681	POLE SHED	0	100	21	20	420.00	SF	15.00	15.00	100	2000	2000	3	27	1,701	
9	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 23,417

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		OR	0.00	0.00	4.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	125,400							

REVIEW DATE 03/25/2022 BY TWA Total Acres: 4.18 Total Land Value: 125,400 Market: 0 Agricultural: 0 Common: 125,400 PRINTED 07/30/2025 BY SYS