NE1/4 OF NW1/4 S1/2 OF S1/2 OF N
N1/2 OF SW1/4 OF NE1/4, NW1/4 OF
PT IN OR 1283/1075 (EX PT IN OR

MAURICE G HIGGINBOTHAM CONTRACTOR INC
46098 GRUMPY WAY
CALLAHAN, FL 32011

2025

04-2N-25-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

GRUMPY WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/20/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	455,224
TOTAL MARKET VALUE	43,518
SOH/AGL Deduction	0
ASSESSED VALUE	43,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,518
TOTAL JUST VALUE	455,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,840

ALSO OWNS SEVERAL ADJACENT AG PARCELS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/1075	12/23/2004	WD	U	V	09	1,232,500
GRANTOR: LEM TURNER ROAD DEVEL						
GRANTEE: MAURICE G HIGGINBOT						
1253/1144	8/18/2004	WD	Q	V		1,232,500
GRANTOR: CARMICHAEL PAUL D JR						
GRANTEE: LEM TURNER ROAD DEV						

BUILDING NOTES

BUILDING DIMENSIONS

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	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	61.86	AC		1.00	1.00	1.00	515.00	515.00	31,858							
2	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	24.50	AC		1.00	1.00	1.00	330.00	330.00	8,085							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	390.00	390.00	3,120							
4	005900	A	TIMBER WETLA	0		OR			9.10	AC		1.00	1.00	1.00	50.00	50.00	455							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	103.46	AC		1.00	0.80	0.80	5,500.00	4,400.00	455,224							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 103.46 Total Land Value: 43,518 Market: 455,224 Agricultural: 43,518 Common: 0 PRINTED 07/30/2025 BY SYS