BLOCK 3 LOT 26 R433937
PT OR 2100/105
HILLS AT THOMAS CREEK PB 5/65

HIGGINBOTHAM FAMILY TRUST/HIGGINBOTHAM MILDRED P T
43117 THOMAS CREEK RD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

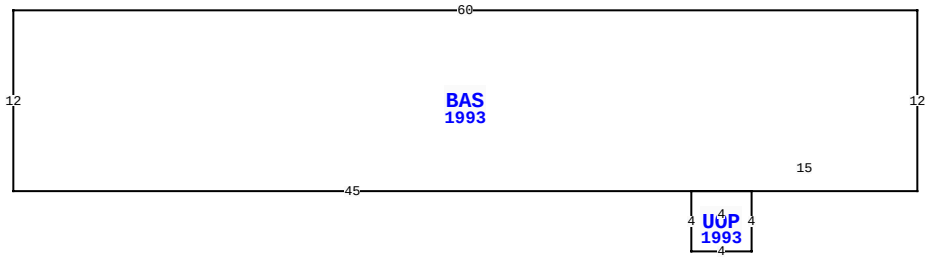
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	13,651
UOP	16	25	1993	4	76
TOTALS	736			724	13,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	724	79.0000	63.20	45,757	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



43006 EDSEL LAKE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	63,968
TOTAL MARKET OB/XF VALUE	14,758
TOTAL LAND VALUE - MARKET	389,165
TOTAL MARKET VALUE	166,383
SOH/AGL Deduction	666
ASSESSED VALUE	165,717
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,717
TOTAL JUST VALUE	467,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2100/0105	2/09/2017	WD	U	I	11	100

GRANTOR: HIGGINBOTHAM MARVIN &
GRANTEE: HIGGINBOTHAM FAMILY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E45 UOP=[YR=1993] S4 E4 N4 W4 $ E15 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	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	2,640	
2	0810	CONCRETE A	0	0	0	0	624.00	SF	6.50	6.50	100	1995	1995	3	68	2,758	
3	0803	ASPHALT C	0	0	0	0	9,360.00	SF	2.00	2.00	100	1995	1995	3	50	9,360	

LAND DESCRIPTION

TOTAL OB/XF 14,758

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	005000	C	AGRICULTURAL	0	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005970	A	AGRICULTURAL	0		OR	0.00	0.00	10.80	AC		1.00	1.00	1.00	70.00	70.00	756							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	190.00	190.00	4,180							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	24.23	AC		1.00	1.00	1.00	525.00	525.00	12,721							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	58.03	AC		1.00	1.00	1.00	5,500.00	5,500.00	319,165							

REVIEW DATE 03/03/2020 BY TWA Total Acres: 59.03 Total Land Value: 87,657 Market: 319,165 Agricultural: 17,657 Common: 70,000 PRINTED 07/30/2025 BY SYS

BLOCK 3 LOT 26 R433937
PT OR 2100/105
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CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

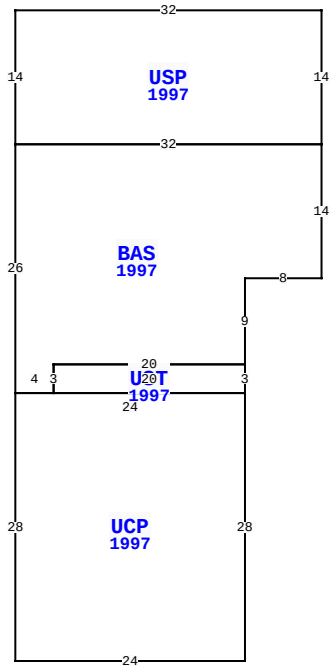
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	1997	676	34,977
UCP	672	20	1997	134	6,934
USP	448	30	1997	134	6,934
UST	60	45	1997	27	1,397
TOTALS	1,856			971	50,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	971	113.8500	60.34	58,590	1995	1995	0	0	0	14.25	85.75

2 ACCESORY U – 0% - 0 Heated Area: 676 HX Base Yr



43006 EDSEL LAKE DR, CALLAHAN

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PREVIOUS YEAR MKT VALUE	424,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2100/0105	2/09/2017	WD	U	I	11	100

GRANTOR: HIGGINBOTHAM MARVIN &
GRANTEE: HIGGINBOTHAM FAMILY

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1997] W32 S14 BAS=[YR=1997] S26 UCP=[YR=1997] S28 E24 N28 UST=[YR=1997] N3 W20 S3 E20 $ W24 $ E4 N3 E20 N9 E8 N14 W32 $ E32 N14 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/03/2020 BY TWA Total Acres: 59.03 Total Land Value: 87,657 Market: 319,165 Agricultural: 17,657 Common: 70,000 PRINTED 07/30/2025 BY SYS