PT OF SEC 26-2N-24E
PT OR 2525/841

HIGGINBOTHAM MALCOLM CURTIS JR
615259 RIVER RD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0010-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

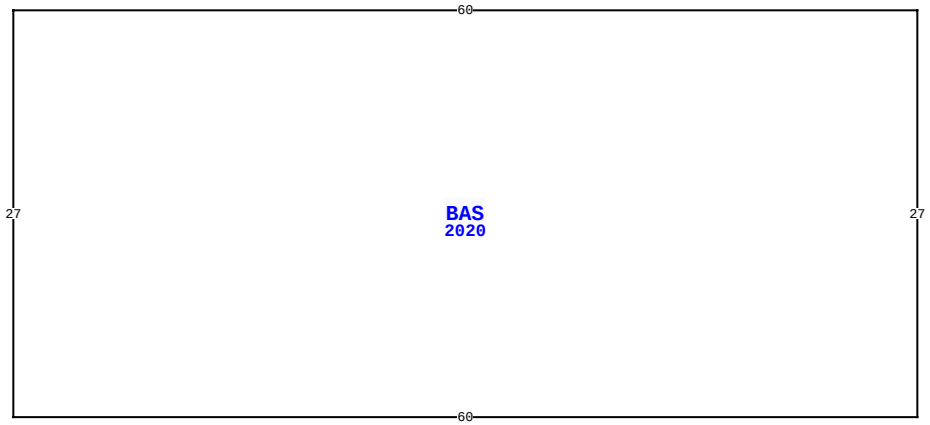
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2020	1,620	136,709
TOTALS	1,620			1,620	136,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	116.8000	99.28	160,834	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2023 Heated Area: 1620 HX Base Yr



615259 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		136,709
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		183,059
SOH/AGL Deduction		19,838
ASSESSED VALUE		163,221
TOTAL EXEMPTION VALUE	13	163,221
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		183,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0841	12/22/2021	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM MALCOLM						
GRANTEE: HIGGINBOTHAM MALCOL						
2431/1649	1/29/2021	WD	U	I	37	30,000
GRANTOR: ALLEY MARCINE MYERS &						
GRANTEE: HIGGINBOTHAM MALCOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S27 E60 N27$.

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		OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 10/12/2020 BY TWA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS