

BLK 4 PT LOTS 1 & 2
IN OR 930/494 (EX OR 1355/756)
BOOTHS SURVEY PBK 1/29

HIGGINBOTHAM WAYNE A
45209 OAK TRAIL
CALLAHAN, FL 32011

2025

29-2N-25-3120-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		2 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	2002	11	1,370
BAL	72	15	2012	11	1,370
BAS	1,232	100	2001	1,232	153,426
FUS	572	100	2001	572	71,233
TOTALS	1,948			1,826	227,399

EXTRA FEATURES	
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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	0812	CONCRETE C	0	0	0	0		508.00	SF	4.00				1,605	

LAND DESCRIPTION			TOTAL OB/XF 1,605													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000800	C	MULTI-FAMILY	0	0006	MU	70.00	105.00	70.08	FF		1.00	1.00	0.76	700.00	532.00

REVIEW DATE	12/04/2019	BY	TWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,826	106.3000	140.32	256,224	2001	2001	0	0	0	11.25	88.75
2 DUPLEX - 0% - 0												
Heated Area: 1804												
HX Base Yr												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
06/02/2023 MLU												

45382 GREEN AV, CALLAHAN

BUILDING CHARACTERISTICS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,826	106.3000	140.32	256,224	2001	2001	0	0	0	11.25	88.75

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,826	106.3000	140.32	256,224	2001	2001	0	0	0	11.25	88.75

Market: 0	Agricultural: 0	Common: 37,283
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		227,399
TOTAL MARKET OB/XF VALUE		1,605
TOTAL LAND VALUE - MARKET		37,283
TOTAL MARKET VALUE		266,287
SOH/AGL Deduction		74,379
ASSESSED VALUE		191,908
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		191,908
TOTAL JUST VALUE		266,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,464

EACH UNIT 2 BDRM/2 BATHS	UNITS 5 & 6
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
2271	NEW CONSTR	150,000	06/27/2000
1952	DEMOLITION	500	04/19/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0930/0494	4/28/2000	QC	Q	V	06	35,000	
GRANTOR: MOORE CECIL							
GRANTEE: HIGGINBOTHAM WAYNE							
0761/0492	5/29/1996	WD	Q	I		8,000	
GRANTOR: MERROW CURTIS E EST							
GRANTEE: MOORE CECIL							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2001] W44 S28 E44 N28 \$ PTR= E15 FUS=[YR=2001] E4															
BAL=[YR=2002] N6 E12 S6 W12 \$ E24 BAL=[YR=2012] N6 E12 S6															
W12 \$ E16 S13 W44 N13 \$ W15 \$.															