PT OF LOT 2 BLOCK 3
IN OR 1420/1935
BOOTHS SURVEY PB 1/29

HIGGINBOTHAM KEITH & HOLLY
45236 GREEN AVENUE
CALLAHAN, FL 32011

2025

29-2N-25-3120-0053-0000

BUILDING CHARACTERISTICS

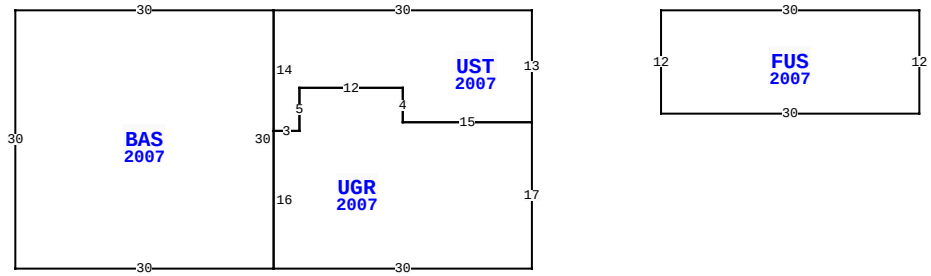
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2007	900	95,137
FUS	360	100	2007	360	38,055
UGR	555	45	2007	250	26,427
UST	345	45	2007	155	16,385
TOTALS	2,160			1,665	176,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,665	114.9000	114.90	191,308	2007	2007	0	0	0	8.00	92.00

2 SINGLE FAM – 100% - 2009 Heated Area: 1260 HX Base Yr 2009



45236 GREEN AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		176,003
TOTAL MARKET OB/XF VALUE		10,282
TOTAL LAND VALUE - MARKET		95,200
TOTAL MARKET VALUE		281,485
SOH/AGL Deduction		167,254
ASSESSED VALUE		114,231
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,509
TOTAL JUST VALUE		281,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3263	DEMOLITION	0	11/06/2008
B2944	NEW CONSTR	20,000	07/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1420/1935	6/16/2006	WD	U	I		130,000

GRANTOR: ISAAC MARNELLE J & AS

GRANTEE: HIGGINBOTHAM KEITH

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,140.00	SF	4.00	4.00	100	2007	2007	3	87	3,967	
2	0476	VF 6 SBPL	0	100	286	0	286.00	LF	32.00	32.00	100	2007	2007	3	69	6,315	

BUILDING DIMENSIONS

UST=[YR=2007] W30 BAS=[YR=2007] W30 S30 E30 UGR=[YR=2007] E30 N17 W15 N4 W12 S5 W3 S16$ N30$ S14 E3 N5 E12 S4 E15 N13$ PTR=E15 FUS=[YR=2007] E30 S12 W30 N12$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 10,282

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	0006	MU	136.00	210.00	136.00	FF		1.00	1.00	1.00	700.00	700.00	95,200							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 07/30/2025 BY SYS