NE1/4 OF SE1/4 OF SEC 30-1N-25E
LYING S OF RR R/W & E1/2 OF
SE1/4 OF SE1/4 OF SEC 30-1N-25E

M&I REVOCABLE LIVING TRUST/HIGGINBOTHAM JIMMY L CO
43131 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2025

30-1N-25-0000-0002-0020

BUILDING CHARACTERISTICS

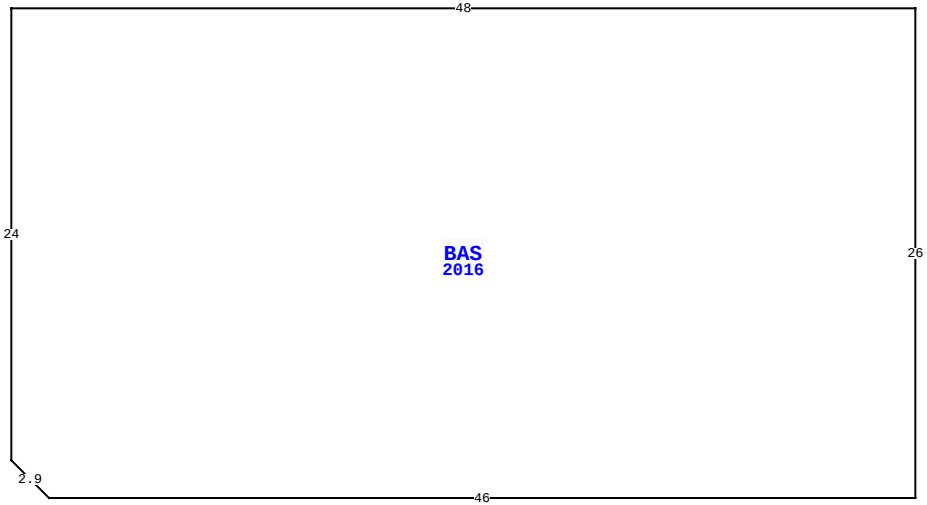
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,246	100	2016	1,246	36,984
TOTALS	1,246			1,246	36,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,246	116.4000	98.94	123,279	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1246 HX Base Yr



43078 FAT MAN LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	07/16/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	36,984
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	328,355
TOTAL MARKET VALUE	122,190
SOH/AGL Deduction	3,927
ASSESSED VALUE	118,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,263
TOTAL JUST VALUE	377,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5620	MH MOVE-ON	0	01/01/2015
MH003044	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1020	5/30/2024	SW	U	I	11	100
GRANTOR: HIGGINBOTHAM JIMMY L						
GRANTEE: M&I REVOCABLE LIVIN						
0646/1077	1/17/1992	WD	U	V	09	100
GRANTOR: CHAMPION REALTY						
GRANTEE: HIGGINBOTHAM JIMMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W48 S24 D2 R2 E46 N26 $.

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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		OR	0.00	0.00	2.00	AC		1.00	1.00	0.85	35,000.00	29,750.00	59,500							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	23.63	AC		1.00	1.00	1.00	390.00	390.00	9,216							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	23.63	AC		1.00	1.00	1.00	190.00	190.00	4,490							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	31.63	AC		1.00	1.00	1.00	8,500.00	8,500.00	268,855							

REVIEW DATE 08/07/2020 BY KBA Total Acres: 49.26 Total Land Value: 73,206 Market: 268,855 Agricultural: 13,706 Common: 59,500 PRINTED 07/30/2025 BY SYS