



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 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	1,862	100	1993	1,862	131,475
FGR	600	55	1993	330	23,301
FOP	144	30	1993	43	3,036
FST	250	55	1993	138	9,744
UDU	300	55	1993	165	11,651

TOTALS	3,156			2,538	179,208
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0940	SHEDS/PORT	0	100	0	0	80.00	SF	20.10	20.10	100
2	0680	POLE SHED	0	100	0	0	1,800.00	SF	10.00	10.00	100
3	0680	POLE SHED	0	100	0	0	720.00	SF	10.00	10.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC	
2	005300	A	CROPLAND 3	0		OR	0.00	0.00	1.50	AC	
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.88	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.38	AC	

REVIEW DATE	02/14/2024	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		
0100	01	2,538	106.1760	106.18	269,485	1969	1974	0	0	0	0
1 SINGLE FAM - 100% - 0											
Heated Area: 1862											
HX Base Yr											

43117 THOMAS CREEK RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE	02/10/2025	KBA
	INC DATE	AG DATE		

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	0940	SHEDS/PORT	0	100	0	0	80.00	SF	20.10	20.10	100	1980	1980	3	20	322	
2	0680	POLE SHED	0	100	0	0	1,800.00	SF	10.00	10.00	100	1980	1980	3	20	3,600	
3	0680	POLE SHED	0	100	0	0	720.00	SF	10.00	10.00	100	1981	1981	3	20	1,440	

TOTAL OB/XF											
5,362											

Total Acres: 7.38	Total Land Value: 47,338	Market: 124,410	Agricultural: 2,338	Common: 45,000
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						179,208					
TOTAL MARKET OB/XF VALUE						5,362					
TOTAL LAND VALUE - MARKET						169,410					
TOTAL MARKET VALUE						231,908					
SOH/AGL Deduction						114,842					
ASSESSED VALUE						117,066					
TOTAL EXEMPTION VALUE						55,722					
BASE TAXABLE VALUE						61,344					
TOTAL JUST VALUE						353,980					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						314,095					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004023	REPAIR/RRF	13,696	06/01/2017
E12349	CHNGE SRVC	0	02/01/2004
7764	REPAIR/RRF	1,500	01/10/1992

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											
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BUILDING DIMENSIONS											
FST=[YR=1993] W25 BAS=[YR=1993] W59 S34 E15 FOP=[YR=1993] E24 N6 W24 S6\$ N6 E24 S6 E20 FGR=[YR=1993] E25 N24 W25 S24\$ N34\$ S10 E25 N10\$ PTR=E25 UDU=[YR=1993] E15 N20 W15 S20\$ W25\$.											