

K & J REVOCABLE LIVING TRUST/HIGGINBOTHAM JIMMY L
43131 THOMAS CREEK ROAD
CALLAHAN, FL 32011

30-1N-25-0000-0003-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall17CB STUCCO 100
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor14CARPET 90
Interior Floor08SHT VINYL 10
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100
Frame02WOOD FRAME 100
Stories Units1. 1. 100
 0 100
BUD8 Adjustme06DIST 1D 100
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE5000IMPROVED AG
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,780	100	1993	2,780	215,452
FOP	152	30	1993	46	3,565
UST	110	45	1993	50	3,875

TOTALS	3,042			2,876	222,892
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBECONFNCT% CONDV
0100012,876102.6480102.65295,2211960197500024.5075.50

1 SINGLE FAM - 100% - 0 Heated Area: 2780 HX Base Yr

Basement area diagram showing dimensions and labels BAS 1993, FOP 1993, UST 1993.

NASSAU COUNTY PROPERTY PAGE 1 of 36

VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 6 Tax Dist:
BUILDING MARKET VALUE312,359
TOTAL MARKET OB/XF VALUE34,126
TOTAL LAND VALUE - MARKET165,000
TOTAL MARKET VALUE392,985
SOH/AGL Deduction154,911
ASSESSED VALUE238,074
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE187,352
TOTAL JUST VALUE511,485
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE441,314

PERMIT NUMDESCRIPTIONAMTISSUED
6849XF0B3,92011/16/1990
4869XF0B16,32005/06/1988

SALES DATA

OFF RECORD NumberDATEINSTQ / V / RSN CD SALE PRICE
2715/10095/30/2024SWUII11100

GRANTOR:HIGGINBOTHAM JIMMY L
GRANTEE:K & J REVOCABLE LIV
0096/00391/01/1969TAUII15,000
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W11 S5 BAS=[YR=1993] W38 N21 W27 S56 E27 N4
FOP=[YR=1993] E38 N4 W38 S4\$ N4 E49 N22 W11 N5\$ S5 E11 N10\$.

LAND DESCRIPTION

LAND USE CLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPPTH FACT% COND TOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1005000CAGRICALTURAL1000006OR0.000.001.00AC1.001.001.0045,000.0045,000.0045,000
2005010ASERVICE ACRE0OR0.000.003.00AC1.001.001.00500.00500.001,500
3009910MMARKET VALUE0OR0.000.004.00AC1.001.001.0030,000.0030,000.00120,000

REVIEW DATE 06/17/2021BY KBA Total Acres: 4.00Total Land Value: 46,500Market: 120,000Agricultural: 1,500Common: 45,000PRINTED 07/30/2025 BY SYS

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[illegible]

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