

PT OF SE1/4 OF NE1/4 OF
SEC 30-2N-24E IN OR 2028/493
(EX ESMT IN OR 332/153)

HIGGINBOTHAM BETTY JO
61957 RIVER RD
CALLAHAN, FL 32011

2025

30-2N-24-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,924	100	1993	3,924	295,865
FGR	791	55	1993	435	32,799
FOP	80	30	1993	24	1,809
FOP	189	30	1993	57	4,298
FST	182	55	1993	100	7,540

TOTALS	5,166			4,540	342,311
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0200	BARN WD 0-	0	100	0	0	1,440.00	SF	20.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0803	ASPHALT C	0	100	0	0	5,316.00	SF	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	2.71

REVIEW DATE	08/05/2021	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
0900	01	4,540	92.8800	122.60	556,604	1962	1967		0	0	38.50	61.50
1 SNGL FAM - 100% - 2017 Heated Area: 3924 HX Base Yr 2017												

61957 RIVER RD, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	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	0200	BARN WD 0-	0	100	0	0	1,440.00	SF	20.00	20.00	100	1980	1980	3	20	5,760	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1962	1962	3	23	805	
3	0803	ASPHALT C	0	100	0	0	5,316.00	SF	2.00	2.00	100	2018	2018	3	80	8,506	

TOTAL OB/XF										15,071							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0004	OR	0.00	0.00	2.71	AC		1.00	1.00	1.00	35,000.00	35,000.00	94,850

Total Acres: 2.71	Total Land Value: 94,850	Market: 0	Agricultural: 0	Common: 94,850
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		342,311			
TOTAL MARKET OB/XF VALUE		15,071			
TOTAL LAND VALUE - MARKET		94,850			
TOTAL MARKET VALUE		452,232			
SOH/AGL Deduction		197,576			
ASSESSED VALUE		254,656			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		203,934			
TOTAL JUST VALUE		452,232			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		423,416			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011643	REPAIR/RRF	12,000	11/27/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2028/0493	2/04/2016	TD	U	I	11
GRANTOR:MATTIE JEAN WRIGHT LI					
GRANTEE:HIGGINBOTHAM BETTY					
1518/1318	8/10/2007	QC	Q	I	01
GRANTOR:WRIGHT MATTIE J					
GRANTEE:WRIGHT MATTIE J TRU					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W25 FST=[YR=1993] W7 S22 FOP=[YR=1993] W20 BAS=[YR=1993] W68 S43 E23 N6 E15 S1 FOP=[YR=1993] S9 E20 N9 W6 N1 W9 S1 W5\$ E5 N1 E9 S1 E6 N1 E3 D2 R2 E8 U2 R2 E19 N12 E28 N15 W22 N3 W3 N3 W27 N4\$ S4 E20 N4\$ S4 E7 N26\$ S29 E3 S3 E22 N32\$.									