PT SE1/4 OF SEC 30-2N-25E IN
OR 1032/1889 BEING ONLY PT
LYING S OF RIVER ROAD

CATTAIL INVESTMENT CORPORATION
612125 RIVER ROAD
CALLAHAN, FL 32011

**2025**

**30-2N-25-0000-0025-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 7001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 500 |
| TOTAL LAND VALUE - MARKET | 296,650 |
| TOTAL MARKET VALUE | 19,872 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 19,872 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 19,872 |
| TOTAL JUST VALUE | 297,150 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 279,700 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

45003 SPURLOCK LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | 03/20/2025 KBA |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1850/1252 | 3/20/2013 | QC | U | I | 11 | 100 |
| GRANTOR: HIGGINBOTHAM TREANA M | | | | | | |
| GRANTEE: HIGGINBOTHAM VERNON | | | | | | |
| 1032/1889 | 1/25/2002 | WD | U | I | 23 | 160,000 |
| GRANTOR: ADAMS T W & RICHARD & | | | | | | |
| GRANTEE: CATTAIL INVESTMENT | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 0570 | JUNK HOUSE | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 1900 | 1900 | 3 | 100 | 500 | |

### LAND DESCRIPTION

TOTAL OB/XF 500

| 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 | 005500 | A | TIMBER 2 N S | 0 | 0004 | RL | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 525.00 | 525.00 | 1,050 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 N S | 0 | | RL | 0.00 | 0.00 | 34.90 | AC | | 1.00 | 1.00 | 1.00 | 525.00 | 525.00 | 18,322 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | RL | 0.00 | 0.00 | 34.90 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 296,650 | | | | | | | |

REVIEW DATE 05/06/2020 BY KBA Total Acres: 36.90 Total Land Value: 19,372 Market: 296,650 Agricultural: 19,372 Common: 0 PRINTED 07/30/2025 BY SYS