PT OF NE 1/4 OF NE 1/4
IN OR 347 PG 67 L/E

HIGGINBOTHAM MARY V
43002 DANSON LANE
CALLAHAN, FL 32011

2025

31-1N-25-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

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

DOUBLE TIME LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,150
TOTAL MARKET VALUE	618
SOH/AGL Deduction	0
ASSESSED VALUE	618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	618
TOTAL JUST VALUE	75,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0347/0067	10/01/1981	FS	U	V		100

GRANTOR:

GRANTEE:

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	370.00	370.00	618							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	45,000.00	45,000.00	75,150							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.67 Total Land Value: 618 Market: 75,150 Agricultural: 618 Common: 0 PRINTED 07/30/2025 BY SYS