

LOT 2 (EX S-1)
F/N/A PARCEL 15-15 OR 942/830
HIGGINBOTHAM ESTATES PB 5/125

ROSSENBERY KIMBERLY
44564 KEME ROAD NORTH
CALLAHAN, FL 32011

2025

33-2N-25-0740-0002-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																																						
Exterior Wall	05	AVERAGE 100	0820	02	1,622	87.6000	70.08	113,670	1989	1989	0	0	0	70.00	30.00	VALUATION BY STANDARD																																					
Roof Structur	03	GABLE/HIP 100	2 M/H 93- - 100% - 2003													Heated Area: 1415													HX Base Yr 2003																								
Roof Cover	01	MINIMUM 100																																																			
Interior Wall		N/A 100																																																			
Interior Floo	14	CARPET 90																																																			
Interior Floo	08	SHT VINYL 10																																																			
Air Condition	03	CENTRAL 100																																																			
Heating Type	04	AIR DUCTED 100																																																			
Bedrooms		2 100																																																			
Bathrooms		2 100																																																			
Frame	02	WOOD FRAME 100																																																			
Stories	1.	1. 100																																																			
Units		0 100																																																			
Quality			03	Quality Level 03																																																	
DOR CODE			0200 MOBILE HOME																																																		
MAP NUM			MKT AREA 08																																																		
NEIGHBORHOOD/LOC			8026.00																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS	1,415	100	2002	1,415	29,749																																																
UOP	64	25	2011	16	336																																																
USP	276	50	2002	138	2,901																																																
UST	96	55	2011	53	1,114																																																
TOTALS			1,851		1,622	34,101																																															
EXTRA FEATURES						44564 KEME RD, CALLAHAN												BLD DATE XF DATE INC DATE												LGL DATE LAND DATE AG DATE												05/09/2025 MLU											
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	28	9	252.00	SF	20.10	20.10	100	1993	1993	3	20	1,013																																						
2	0940	SHEDS/PORT	0 100	12	10	120.00	SF	18.30	18.30	100	1990	1990	3	20	439																																						
3	1242	WD DECK A	0 100	0	0	606.00	SF	10.00	10.00	100	1993	1993	3	20	1,212																																						
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240																																						
5	0752	USP	0 100	12	12	144.00	SF	15.00	15.00	100	2010	2010	3	56	1,210																																						
LAND DESCRIPTION																		TOTAL OB/XF 6,114																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																													
1	000100	C	RES	100	0006	OR	0.00	0.00	7.33	AC		1.00	1.00	1.00	19,500.00	19,500.00	142,935																																				
REVIEW DATE 01/06/2023 BY KWA Total Acres: 7.33 Total Land Value: 142,935 Market: 0 Agricultural: 0 Common: 142,935 PRINTED 07/30/2025 BY SYS																																																					