

PT OF LOT 4
IN OR 749/45
HIGGINBOTHAM ESTATES PB 5/125

AHNEMILLER DONALD C & REBA G
44457 KEME ROAD
CALLAHAN, FL 32011

2025

33-2N-25-0740-0004-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

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	1,920	100	2013	1,920	182,017
FOP	280	30	2013	84	7,963
STR	32	10	2013	3	284
USP	240	30	2014	72	6,826
UUS	1,086	50	2013	543	51,477

TOTALS 3,558 2,622 248,567

EXTRA FEATURES

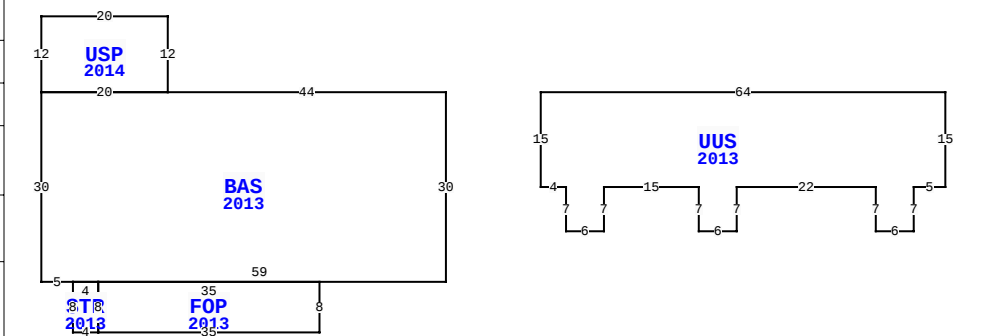
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0 100	27	15	390.00	SF	15.00	15.00	100	1994	1994	3	20	1,170	
2	0681	POLE SHED	0 100	27	10	270.00	SF	15.00	15.00	100	2009	2009	3	52	2,106	
3	0812	CONCRETE C	0 100	0	0	2,700.00	SF	4.00	4.00	100	2018	2018	3	97	10,476	
4	0812	CONCRETE C	0 100	0	0	2,050.00	SF	4.00	4.00	100	2021	2021	3	99	8,118	
5	1242	WD DECK A	0 100	0	0	750.00	SF	10.00	10.00	100	2021	2021	3	90	6,750	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 01/06/2023 BY KWA

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0200	01	2,622	110.8800	99.79	261,649	2013	2013	0	0	0	5.00	95.00		
2 SFR MODULR - 100% - 0					Heated Area: 1920					HX Base Yr 1988				



44457 KEME RD, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/21/2025	MLU
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TOTAL OB/XF 28,620

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350

NASSAU COUNTY PROPERTY PAGE 1 of 2 6

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		274,329
TOTAL MARKET OB/XF VALUE		28,620
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		349,299
SOH/AGL Deduction		153,055
ASSESSED VALUE		196,244
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		145,522
TOTAL JUST VALUE		349,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,800

MISC STRG + ADBV GROUND POOL = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327639	GARAGE	43,870	08/01/2013
B1326757	MODULAR HM	0	01/01/2013
B1326758	FOUNDATION	18,000	01/01/2013
E1325816	NEW CONSTR	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0749/0045	1/18/1996	WD	U	I	10	4,900

GRANTOR: HIGGINBOTHAM GARY L &

GRANTEE: AHNEMILLER DONALD C

0515/0301 4/15/1987 AD Q V 10,600

GRANTOR: HIGGINBOTHAM GARY

GRANTEE: AHNEMILLER DONALD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W44 USP=[YR=2014] N12 W20 S12 E20\$ W20 S30 E5
STR=[YR=2013] S8 E4 FOP=[YR=2013] E35 N8 W35 S8\$N8 W4 \$E59
N30\$ PTR=E15 UUS=[YR=2013] E64 S15 W5 S7 W6 N7 W22 S7 W6 N7
W15 S7 W6 N7 W4 N15\$W15\$.

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