LOT 8
IN OR 1780/1941
HIGGINBOTHAM ESTATES PB 5/125

PADGETT CHARLES W & AMY M
44350 KEME RD
CALLAHAN, FL 32011

2025

33-2N-25-0740-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

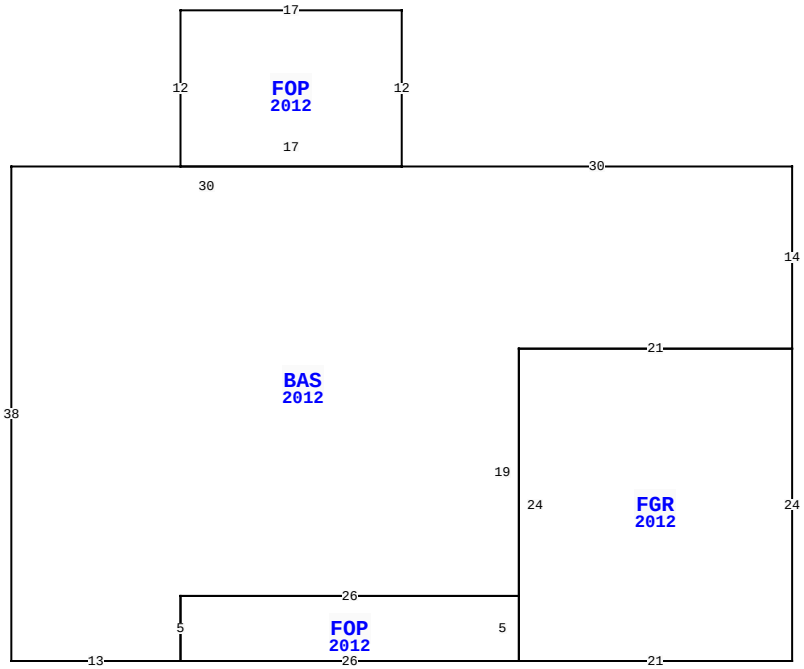
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,646	100	2012	1,646	218,295
FGR	504	55	2012	277	36,736
FOP	130	30	2012	39	5,172
FOP	204	30	2012	61	8,090
TOTALS	2,484			2,023	268,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,023	106.3202	140.34	283,908	2012	2012	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2013 Heated Area: 1646 HX Base Yr 2013



44350 KEME RD, 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		268,293
TOTAL MARKET OB/XF VALUE		21,789
TOTAL LAND VALUE - MARKET		72,450
TOTAL MARKET VALUE		362,532
SOH/AGL Deduction		216,712
ASSESSED VALUE		145,820
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,098
TOTAL JUST VALUE		362,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25855	CO ISSUED	0	06/22/2012
E24904	NEW CONSTR	0	04/01/2012
M17112	H/AC	0	04/01/2012
P15821	NEW CONSTR	0	03/01/2012
B25855	NEW CONSTR	192,426	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1780/1941	2/22/2012	WD	U	I	11	100
GRANTOR: WELLS JACOB J & MABLE						
GRANTEE: PADGETT CHARLES WES						
0583/0624	11/13/1989	WD	U	V	10	11,600
GRANTOR: HIGGINBTHAM G L & IR						
GRANTEE: WELLS JACOB & MABLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W30 FOP=[YR=2012] N12 W17 S12 E17$ W30 S38 E13 FOP=[YR=2012] E26 FGR=[YR=2012] E21 N24 W21 S24$ N5 W26 S5$ N5 E26 N19 E21 N14$.

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	0810	CONCRETE A	0	100	0	0	357.00	SF	6.50	6.50	100	2012	2012	3	92	2,135	
2	0681	POLE SHED	0	100	38	38	1,444.00	SF	15.00	15.00	100	2014	2014	3	71	15,379	
3	0681	POLE SHED	1	100	38	10	380.00	SF	15.00	15.00	100	2024	2015		75	4,275	

LAND DESCRIPTION

TOTAL OB/XF 21,789

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	000100	C	RES	100		OR	0.00	0.00	1.61	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,450							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.61 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/30/2025 BY SYS