LOT 14
HIGGINBOTHAM ESTATES PB 5/125

NABERS CLIFFORD DEWAYNE/NABERS RANDELL L
855 REYNOLDS LN
JACKSONVILLE, FL 32254

2025

33-2N-25-0740-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	72,000
SOH/AGL Deduction	10,400
ASSESSED VALUE	61,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,600
TOTAL JUST VALUE	72,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,000

3/2023KW: OWNER LIVES ON PRCL -0740-0001-0 @ 44554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/195	7/17/2023	FJ	U	V	11	0
GRANTOR: NABERS FRANK L EST						
GRANTEE: NABERS CLIFFORD DEW						
0850/0986	9/29/1998	WD	U	V	10	11,000
GRANTOR: HIGGINBOTHAM GARY & I						
GRANTEE: NABERS FRANK & JACQ						

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	000100	C	RES	0	0006	OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,000							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.60 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS