STRIP BETWEEN SEABOARD RR
& U.S. HWY. 301
IN OR 2296/967

HIGGINBOTHAM THOMAS E &/DAVIS ARLENE W
612125 RIVER ROAD
CALLAHAN, FL 32011

2025

36-2N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	02/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,750
TOTAL MARKET VALUE	2,575
SOH/AGL Deduction	0
ASSESSED VALUE	2,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,575
TOTAL JUST VALUE	48,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/0967	3/12/2019	QC	U	V	11	8,400
GRANTOR: INTERNAL REVENUE SERV						
GRANTEE: HIGGINBOTHAM THOMAS						
2088/0368	12/08/2016	QC	U	V	11	100
GRANTOR: WRIGHT'S NASSAU COUNT						
GRANTEE: WRIGHT WILLIAM P JR						

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	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	515.00	515.00	2,575							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	0.50	19,500.00	9,750.00	48,750							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 5.00 Total Land Value: 2,575 Market: 48,750 Agricultural: 2,575 Common: 0 PRINTED 07/30/2025 BY SYS