LOT 22
NORTHBROOK PB 7/285

HIGGINBOTHAM HENRY K & HOLLY
45236 GREEN AVE
CALLAHAN, FL 32011

2025

43-3N-28-1460-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4074.00		

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

87075 FARNSWORTH LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	137,500
TOTAL MARKET VALUE	137,500
SOH/AGL Deduction	70,950
ASSESSED VALUE	66,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,550
TOTAL JUST VALUE	137,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1944	4/08/2022	WD	Q	V	01	68,000
GRANTOR: WEBEUS INC						
GRANTEE: HIGGINBOTHAM HENRY						
1491/1516	4/11/2007	WD	U	V	19	86,000
GRANTOR: D E C K LLC						
GRANTEE: WEBEUS INC						

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	000134	C	RES POND	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	125,000.00	137,500.00	137,500							

REVIEW DATE 04/03/2025 BY MLU Total Acres: 0.00 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 07/30/2025 BY SYS