IN OR 1692/153
ESMT IN OR 811/1571

CRIBB DEBRA L HIGGINBOTHAM
PO BOX 1164
CALLAHAN, FL 32011-1164

2025

46-2N-25-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

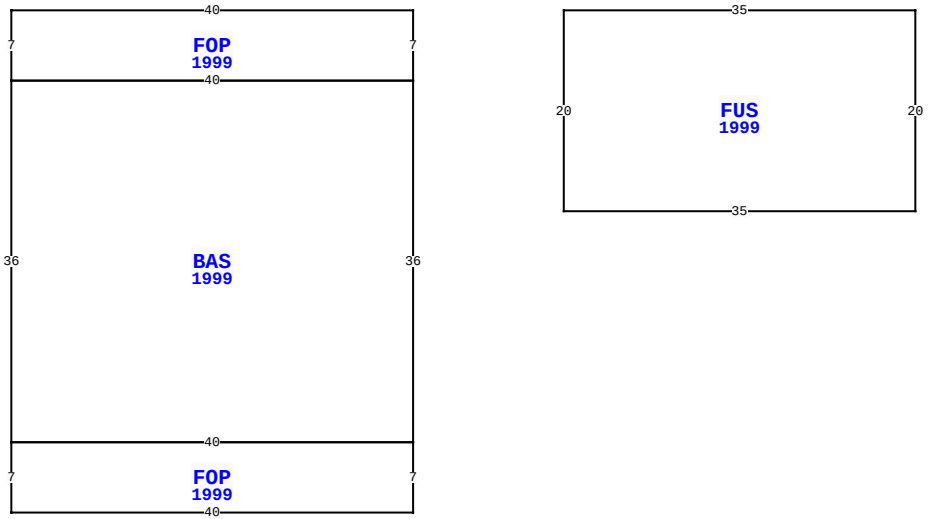
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,440	100	1999	1,440	183,070
FOP	280	30	1999	84	10,679
FOP	280	30	1999	84	10,679
FUS	700	100	1999	700	88,993
TOTALS	2,700			2,308	293,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,308	109.7600	144.88	334,383	1999	1999	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2000 Heated Area: 2140 HX Base Yr 2000



45932 BISMARK RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		616,245
TOTAL MARKET OB/XF VALUE		21,969
TOTAL LAND VALUE - MARKET		98,280
TOTAL MARKET VALUE		736,494
SOH/AGL Deduction		180,757
ASSESSED VALUE		555,737
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		505,015
TOTAL JUST VALUE		736,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		781,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004840	NEW RES AC	446,253	05/06/2025
B23-13304	REPLACING (8) DOO	14,200	10/17/2023
B23-10474	POLE BARN (24X36	28,719	08/15/2023
22005908	REPAIR/RRF	40,000	04/18/2022
B007640	NEW CONSTR	52,200	10/01/2000
B985242	NEW CONSTR	112,256	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1692/0153	7/25/2010	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM JOSEPH L						
GRANTEE: HIGGINBOTHAM DEBRA						
0811/1576	10/29/1997	WD	Q	V		36,000
GRANTOR: HAMLIN MARK S & RHOND						
GRANTEE: HIGGINBOTHAM JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1999] W40 S7 BAS=[YR=1999] S36 FOP=[YR=1999] S7 E40 N7 W40$ E40 N36 W40$ E40 N7$ PTR=E15 FUS=[YR=1999] E35 S20 W35 N20$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0812	CONCRETE C	0	100	0	0	1,865.00	SF	4.00	4.00	100	2001	2001	3	79	5,893	
3	1076	TRELLIS A	0	100	0	0	100.00	SF	7.50	7.50	100	2005	2005	3	36	270	
4	1076	TRELLIS A	0	100	0	0	100.00	SF	7.50	7.50	100	2005	2005	3	36	270	
5	0681	POLE SHED	0	100	24	36	864.00	SF	15.00	15.00	100	2024	2023		98	12,701	

LAND DESCRIPTION

TOTAL OB/XF 21,969

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	0007	OR	0.00	0.00	2.76	AC		1.00	1.00	1.00	19,500.00	19,500.00	53,820							
2	000100	C	RES	0					2.28	AC		1.00	1.00	1.00	19,500.00	19,500.00	44,460							

REVIEW DATE 06/24/2025 BY TWX Total Acres: 5.04 Total Land Value: 98,280 Market: 0 Agricultural: 0 Common: 98,280 PRINTED 07/30/2025 BY SYS

IN OR 1692/153
ESMT IN OR 811/1571

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CALLAHAN, FL 32011-1164

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

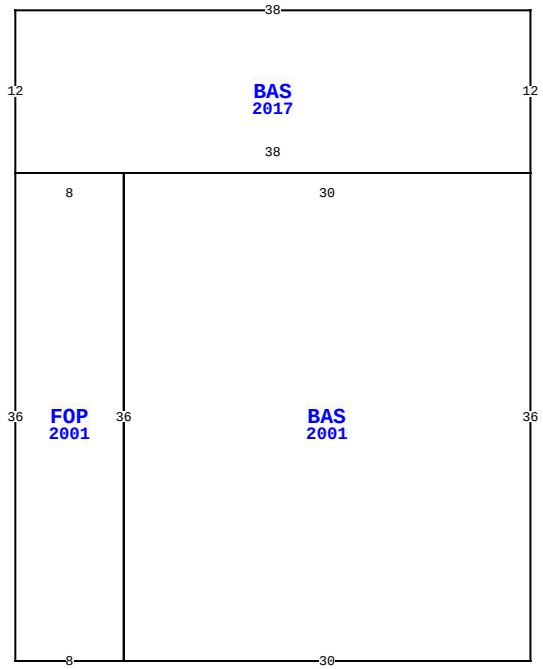
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,080	100	2001	1,080	132,283
BAS	456	100	2017	456	55,853
FOP	288	30	2001	86	10,534
TOTALS	1,824			1,622	198,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,622	104.5500	138.01	223,852	2001	2001	0	0	0	11.25	88.75

2 SNGL FAM – 0% - 2000 Heated Area: 1536 HX Base Yr 2000



45932 BISMARK RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		616,245
TOTAL MARKET OB/XF VALUE		21,969
TOTAL LAND VALUE - MARKET		98,280
TOTAL MARKET VALUE		736,494
SOH/AGL Deduction		180,757
ASSESSED VALUE		555,737
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		505,015
TOTAL JUST VALUE		736,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		781,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1692/0153	7/25/2010	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM JOSEPH L						
GRANTEE: HIGGINBOTHAM DEBRA						
0811/1576	10/29/1997	WD	Q	V		36,000
GRANTOR: HAMLIN MARK S & RHOND						
GRANTEE: HIGGINBOTHAM JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W38 S12 FOP=[YR=2001] S36 E8 BAS=[YR=2001] E30 N36 W30 S36$ N36 W8$ E38 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/24/2025 BY TWX Total Acres: 5.04 Total Land Value: 98,280 Market: 0 Agricultural: 0 Common: 98,280 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06

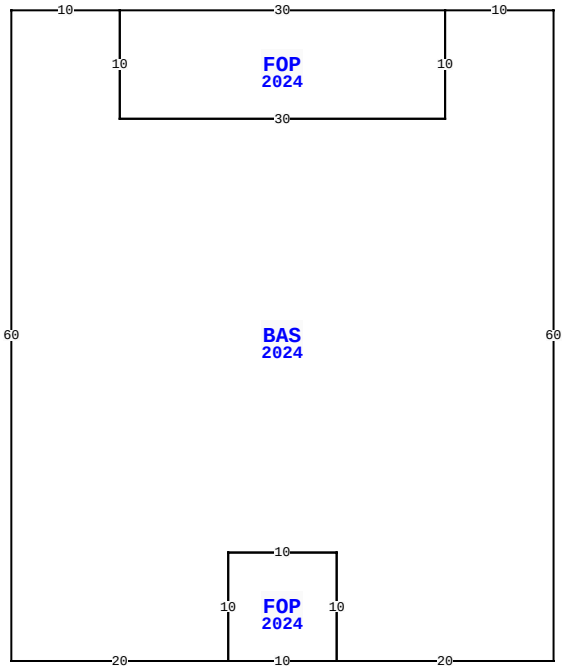
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,600	100	2024	2,600	118,677
FOP	100	30	2024	30	1,370
FOP	300	30	2024	90	4,108
TOTALS	3,000			2,720	124,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	2,720	86.7744	45.99	125,093	2023	2023	0	0	0	0.75	99.25

3 ACCESORY U – 0% - 2024 Heated Area: 2600 HX Base Yr 2000



45932 BISMARK RD, CALLAHAN

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		781,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: HIGGINBOTHAM JOSEPH L						
GRANTEE: HIGGINBOTHAM DEBRA						
0811/1576	10/29/1997	WD	Q	V		36,000
GRANTOR: HAMLIN MARK S & RHOND						
GRANTEE: HIGGINBOTHAM JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,1] E10 S10 E30 N10 E10 S60 W20 N10 W10 S10 W20 N60 $
FOP=[YR=2024;ORIG=40,11] E30 N10 W30 S10 $
FOP=[YR=2024;ORIG=50,51] E10 S10 W10 N10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/24/2025 BY TWX Total Acres: 5.04 Total Land Value: 98,280 Market: 0 Agricultural: 0 Common: 98,280 PRINTED 07/30/2025 BY SYS