PT OF LOT 3
IN OR 1054/1860
EX S-4 S-7 & S-8

HIGGINBOTHAM MARY ANN/HIGGINBOTHAM DAVID A
45366 5TH AVE
CALLAHAN, FL 32011

2025

49-2N-25-4100-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

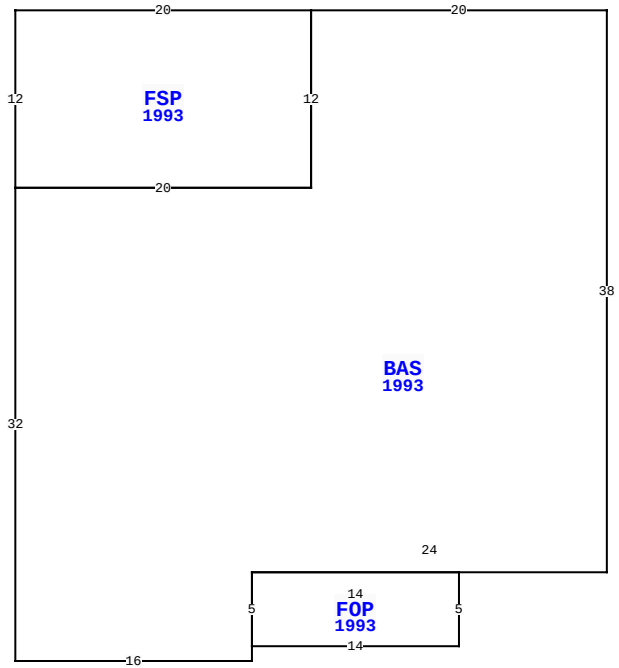
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100	1993	1,376	101,955
FOP	70	30	1993	21	1,556
FSP	240	40	1993	96	7,113
TOTALS	1,686			1,493	110,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,493	103.6320	103.63	154,720	1956	1970	0	0	0	28.50	71.50

1 SINGLE FAM – 0% - 0 Heated Area: 1376 HX Base Yr



45366 FIFTH AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	110,625
TOTAL MARKET OB/XF VALUE	2,880
TOTAL LAND VALUE - MARKET	143,500
TOTAL MARKET VALUE	257,005
SOH/AGL Deduction	86,667
ASSESSED VALUE	170,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,338
TOTAL JUST VALUE	257,005
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2327	REMODEL	0	12/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1054/1860	5/09/2002	QC	Q	I	01	100

GRANTOR: BROOKINS DORA D
GRANTEE: BROOKINS DORA D ETA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=1993] W20 S12 E20 N12$ S12 W20 S32 E16 N1 FOP=[YR=1993] E14 N5 W14 S5$ N5 E24 N38$.

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	0351	CARPORT MT	0	0	60	24	1,440.00	SF	10.00	10.00	100	1980	1980	3	20	2,880	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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		RL	205.00	166.00	205.00	FF		1.00	1.00	1.00	700.00	700.00	143,500							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 0.00 Total Land Value: 143,500 Market: 0 Agricultural: 0 Common: 143,500 PRINTED 07/30/2025 BY SYS