PT W1/2 OF SEC 1-1N-24E
IN OR 2218/955 BEING EXHIBIT B

G&H LAND & TIMBER INVESTMENTS
P O BOX 1694
CALLAHAN, FL 32011

2026

01-1N-24-0000-0002-0010

BUILDING CHARACTERISTICS

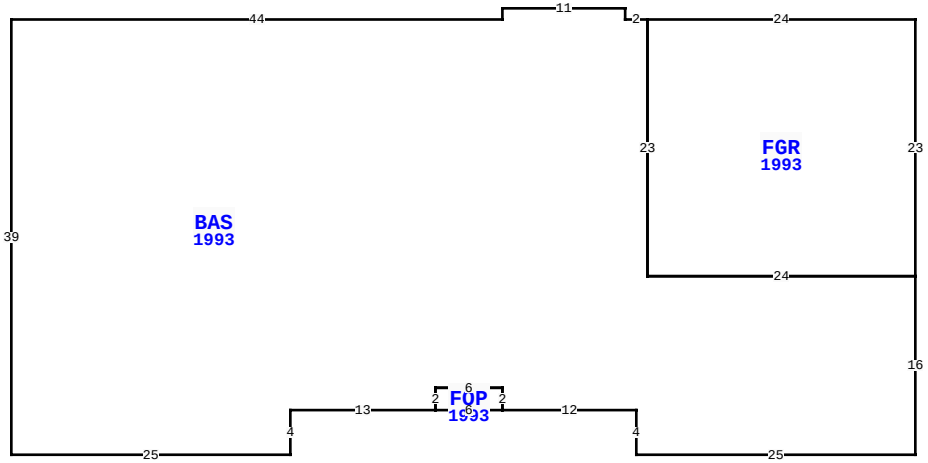
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,482	100	1993	2,482	247,447
FGR	552	55	1993	304	30,308
FOP	12	30	1993	4	399
TOTALS	3,046			2,790	278,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,790	107.8560	149.92	418,277	1975	1975	0	0	0	33.50	66.50

1 SNGL FAM 0% - 0 Heated Area: 2482 HX Base Yr



44290 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	32	1,120	
3	0350	CARPORT WD	0	0	30	48	1,440.00	SF	13.00	13.00	100	1980	1980	3	20	3,744	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	278,154
TOTAL MARKET OB/XF VALUE	4,864
TOTAL LAND VALUE - MARKET	47,200
TOTAL MARKET VALUE	330,218
SOH/AGL Deduction	0
ASSESSED VALUE	330,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,218
TOTAL JUST VALUE	330,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21514	CO ISSUED	180,000	10/23/2008
B21955	CARPORT	9,000	10/01/2008
M14043	MECH OTHER	0	08/01/2008
B21599	GARAGE DOOR	1,375	07/01/2008
E20914	ELEC OTHER	2,500	06/01/2008
R11322	REPAIR/RRF	6,000	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/0955	8/03/2018	WD	U	I	30	435,000
GRANTOR: HIGGINBOTHAM NAOMI I						
GRANTEE: HIGGINBOTHAM NAOMI						
2150/1659	10/08/2017	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM N W & NA						
GRANTEE: HIGGINBOTHAM NEAL W						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W2 N1 W11 S1 W44 S39 E25 N4 E13 FOP=[YR=1993] E6 N2 W6 S2$ N2 E6 S2 E12 S4 E25 N16 W24 N23$ S23 E24 N23$.

LAND DESCRIPTION

TOTAL OB/XF 4,864

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	1.18	AC		1.00	1.00	1.00	40,000.00	40,000.00	47,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.18 Total Land Value: 47,200 Market: 0 Agricultural: 0 Common: 47,200 PRINTED 07/09/2026 BY SYS