PT LOTS 1382 1383 1384 &
STRIP LYING BETWEEN LOTS
IN OR 2763/1753 & OR 2429/67

HIGGINBOTHAM DEBRA A L/E/
34411 OLD BALDWIN RD
CALLAHAN, FL 32011

2026

02-1N-24-2180-1383-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

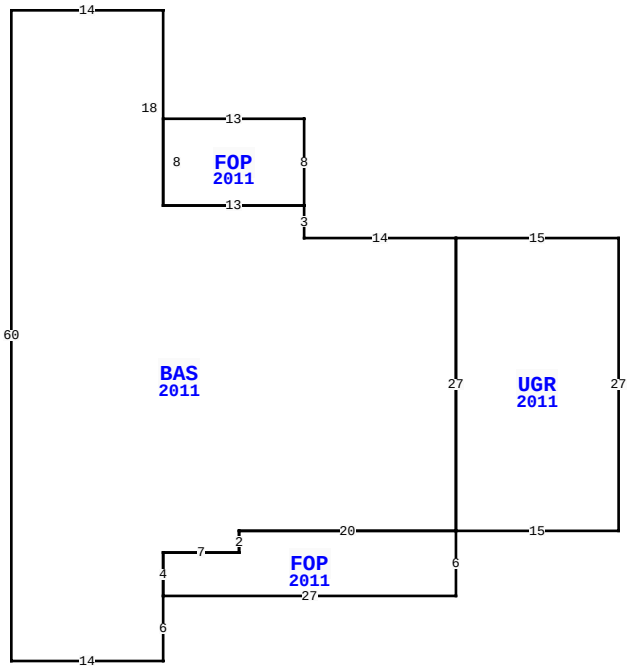
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,622	100	2011	1,622	175,361
FOP	104	30	2011	31	3,352
FOP	148	30	2011	44	4,757
UGR	405	45	2011	182	19,677
TOTALS	2,279			1,879	203,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,879	121.7160	115.63	217,269	2011	2011	0	0	0	6.50	93.50

1 SFR MODULR 100% - 2023 Heated Area: 1622 HX Base Yr 2023



34411 OLD BALDWIN RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		221,548
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		90,720
TOTAL MARKET VALUE		318,268
SOH/AGL Deduction		35,286
ASSESSED VALUE		282,982
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		226,571
TOTAL JUST VALUE		318,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25935	ADDITION	14,198	04/01/2012
B25593	GARAGE	15,537	01/01/2012
B25174	CO ISSUED	0	11/30/2011
M16650	H/AC	0	11/01/2011
B25287	ADDITION	7,190	11/01/2011
E23973	NEW CONSTR	0	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1753	1/28/2025	LE	U	I	11	100
GRANTOR: HIGGINBOTHAM DEBRA A						
GRANTEE: FOWLER ASHLEY						
2429/0067	1/28/2021	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM DEBRA A						
GRANTEE: FOWLER ASHLEY & BRY						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2011] W15 BAS=[YR=2011] W14 N3 FOP=[YR=2011] N8 W13 S8 E13$ W13 N18 W14 S60 E14 N6 FOP=[YR=2011] E27 N6 W20 S2 W7 S4$ N4 E7 N2 E20 N27 $ S27 E15 N27$.

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	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1981	03	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0005	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	28,000.00	28,000.00	28,280							
2	000100	C	RES	100	0005	OR	0.00	0.00	2.23	AC		1.00	1.00	1.00	28,000.00	28,000.00	62,440							

REVIEW DATE 02/05/2024 BY WWA Total Acres: 3.24 Total Land Value: 90,720 Market: 0 Agricultural: 0 Common: 90,720 PRINTED 07/09/2026 BY SYS

PT LOTS 1382 1383 1384 &
STRIP LYING BETWEEN LOTS
IN OR 2763/1753 & OR 2429/67

HIGGINBOTHAM DEBRA A L/E/
34411 OLD BALDWIN RD
CALLAHAN, FL 32011

2026

02-1N-24-2180-1383-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

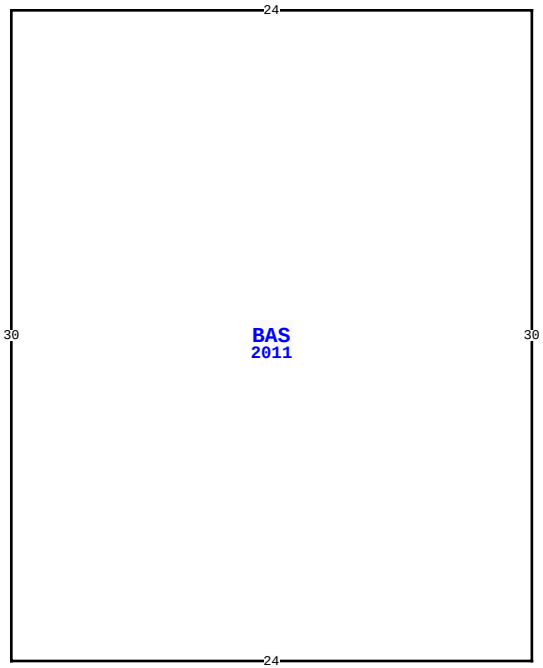
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2011	720	11,365
TOTALS	720			720	11,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	50.6000	19.73	14,206	2010	2010	0	0	0	20.00	80.00

3 GARAGE RES 100% - 2025 Heated Area: 720 HX Base Yr 2023



34411 OLD BALDWIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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BASE TAXABLE VALUE		226,571
TOTAL JUST VALUE		318,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P15260	NEW CONSTR	0	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1753	1/28/2025	LE	U	I	11	100
GRANTOR: HIGGINBOTHAM DEBRA A						
GRANTEE: FOWLER ASHLEY						
2429/0067	1/28/2021	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM DEBRA A						
GRANTEE: FOWLER ASHLEY & BRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W24 S30 E24 N30$.

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 02/05/2024 BY WWA Total Acres: 3.24 Total Land Value: 90,720 Market: 0 Agricultural: 0 Common: 90,720 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	03	Quality Level 03

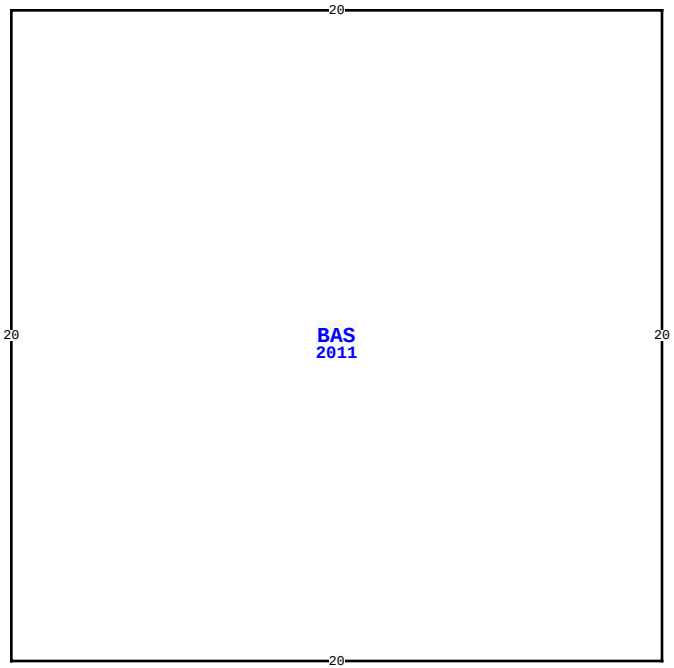
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2011	400	7,036
TOTALS	400			400	7,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	55.0000	21.45	8,580	2011	2011	0	0	0	18.00	82.00

4 GARAGE RES 100% - 2012 Heated Area: 400 HX Base Yr 2023



34411 OLD BALDWIN RD, CALLAHAN

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INCOME VALUE		
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GRANTOR: HIGGINBOTHAM DEBRA A						
GRANTEE: FOWLER ASHLEY & BRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=60,20] E20 S20 W20 N20 $
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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 02/05/2024 BY WWA Total Acres: 3.24 Total Land Value: 90,720 Market: 0 Agricultural: 0 Common: 90,720 PRINTED 07/09/2026 BY SYS