

LOT 1305
IN OR 592/884
ESMTS OR 655/58 & OR 1157/444

CARROLL JAMES D & LISA S
33001 PIG TRAIL
CALLAHAN, FL 32011

2026

23-1N-24-2180-1305-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	2003	1,008	103,411
FOP	288	30	2003	86	8,823
FOP	288	30	2003	86	8,823
FUS	216	100	2003	216	22,159

TOTALS	1,800			1,396	143,216
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0681	POLE SHED	0	0	68	16	1,088.00	SF	15.00
2	0350	CARPORT WD	0	100	23	24	552.00	SF	13.00
3	0510	GARAGE WD-	0	100	27	24	648.00	SF	35.00
4	0681	POLE SHED	0	100	54	16	864.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	2.00
2	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.50
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	6.50
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.50

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,396	114.6080	120.34	167,995	1995	1995	0	0	0	14.75	85.25	
1 SINGLE FAM 100% - 2007 Heated Area: 1224 HX Base Yr 2007													
FOP 2003 BAS 2003 FOP 2003 FUS 2003													

33001 PIG TRL, CALLAHAN				XF DATE						LAND DATE		05/09/2025	MLU DC
				INC DATE						AG DATE		03/26/2024	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,088.00	SF	15.00	15.00	100	1990	1990	3	20	3,264				
552.00	SF	13.00	13.00	100	2001	2001	3	20	1,435				
648.00	SF	35.00	35.00	100	2004	2004	3	30	6,804				
864.00	SF	15.00	15.00	100	2013	2013	3	64	8,294				

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					211,887				
TOTAL MARKET OB/XF VALUE					19,797				
TOTAL LAND VALUE - MARKET					190,000				
TOTAL MARKET VALUE					300,589				
SOH/AGL Deduction					92,314				
ASSESSED VALUE					208,275				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					156,864				
TOTAL JUST VALUE					421,684				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					423,355				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4875	MH MOVE-ON	0	12/11/2006
P11811	OTHER	0	12/01/2006
M12282	MECH OTHER	0	11/01/2006
P036374	NEW CONSTR	0	01/23/2003
E985303	NEW CONSTR	0	10/01/1998
B951775	NEW CONSTR	60,336	03/03/1995

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0592/0884		3/14/1990	QC	Q	V	01	100		
GRANTOR: HIGGINBOTHAM NORWOOD									
GRANTEE: CARROLL JAMES & LIS									
0564/0682		3/06/1989	PR	U	V	09	100		
GRANTOR: HIGGINBOTHAM N E P/R									
GRANTEE: HIGGINBOTHAM NORWOOD									
BUILDING NOTES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2003] W36 S8 BAS=[YR=2003] S28 FOP=[YR=2003] S8 E36 N8 W36\$ E36 N28 W36\$ E36 N8\$PTR=E15 FUS=[YR=2003] E36 S6 W36 N6\$ W15\$.									

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