PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 2591/457 (EX DOT R/W IN
OR 201/690 & EX PT IN

HIGGINBOTHAM HENRY K & HOLLY J
45236 GREEN AVENUE
CALLAHAN, FL 32011

2026

24-2N-28-0000-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

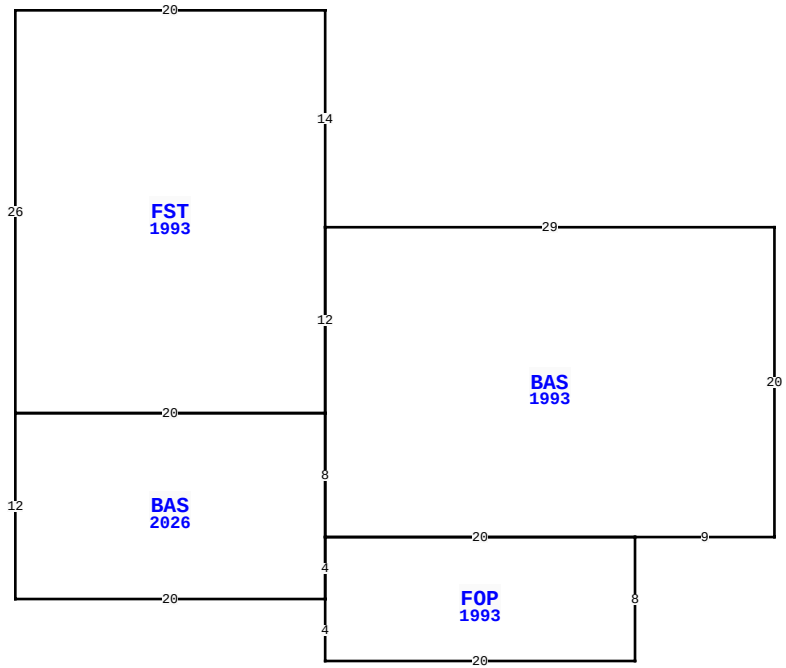
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	580	100	1993	580	41,990
BAS	240	100	2026	240	17,375
FOP	160	30	1993	48	3,475
FST	520	55	1993	286	20,706
TOTALS	1,500			1,154	83,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,154	96.6720	101.51	117,143	1955	1975	0	0	0	28.68	71.32

1 SINGLE FAM 0% - 2023 Heated Area: 820 HX Base Yr



464127 SR 200, YULEE

BLD DATE	11/14/2025	KW	LGL DATE		
XF DATE	11/14/2025	KW	LAND DATE	04/29/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	83,546
TOTAL MARKET OB/XF VALUE	1,797
TOTAL LAND VALUE - MARKET	168,000
TOTAL MARKET VALUE	253,343
SOH/AGL Deduction	61,048
ASSESSED VALUE	192,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,295
TOTAL JUST VALUE	253,343
NCON VALUE	3,846
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1903637	REPAIR/RRF	5,000	04/11/2019
E1806696	CHNGE SRVC	0	06/28/2018
95-01869	REMODEL	3,639	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/0457	9/16/2022	WD	Q	I	01	210,000
GRANTOR: JAMES LARRY COKER LLC						
GRANTEE: HIGGINBOTHAM HENRY						
2263/0641	3/22/2019	WD	U	I	37	27,000
GRANTOR: COURSON CHARLES A						
GRANTEE: JAMES LARRY COKER L						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993;ORIG=-29,0] N14 W20 S26 E20 N12 $
BAS=[YR=1993;ORIG=0,0] W29 S12 S8 E20 E9 N20 $
FOP=[YR=1993;ORIG=-29,24] S4 E20 N8 W20 S4 $
BAS=[YR=2026;ORIG=-49,12] E20 S8 S4 W20 N12 $
.

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	0810	CONCRETE A	0	0	24	12	288.00	SF	6.50	6.50	100	2018	2018	3	96	1,797	

TOTAL OB/XF 1,797

LAND DESCRIPTION

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	001700	C	1STORY OFF	0		RM	140.00	117.00	140.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	168,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 07/09/2026 BY SYS