PT OF SEC 29-2N-24E
IN OR 2635/422
ESMT IN OR 2718/1537

HIGGINBOTHAM SAMUEL T & KAYLIE R
612001 RIVER RD
CALLAHAN, FL 32011

2026

29-2N-24-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

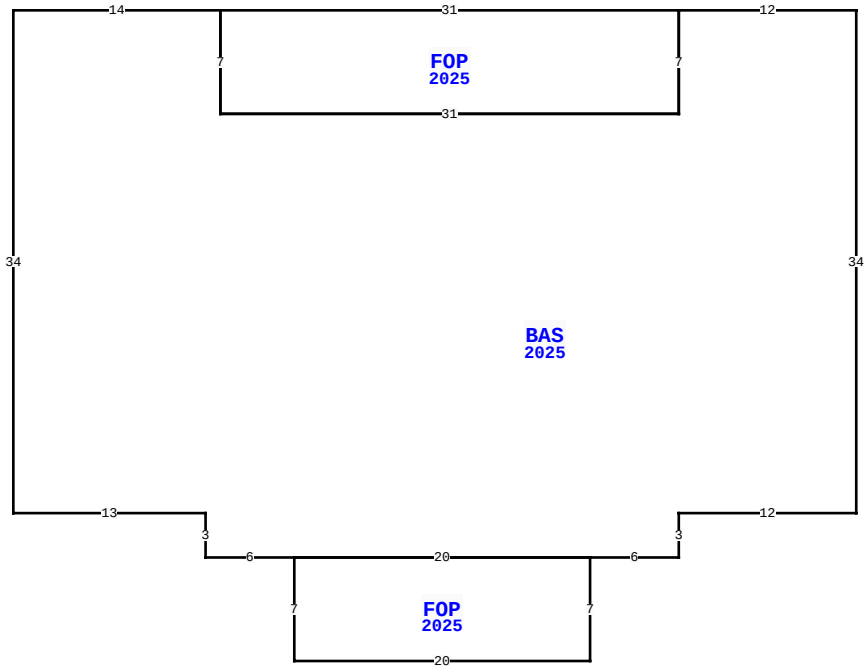
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	1,817	100	2025	1,817	293,465
FOP	140	30	2025	42	6,784
FOP	217	30	2025	65	10,499
TOTALS	2,174			1,924	310,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,924	97.3728	161.64	310,995	2024	2024	0	0	0	0.08	99.92

1 SFR CUST 100% - 2025 Heated Area: 1817 HX Base Yr 2025



612001 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		310,746
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		439,246
SOH/AGL Deduction		31,520
ASSESSED VALUE		407,726
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		356,315
TOTAL JUST VALUE		439,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009720	PRIVATE PROVIDER	316,080	08/22/2024
230009510	NEW SFR	316,080	07/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/422	4/29/2023	WD	U	V	11	100
GRANTOR: HIGGINBOTHAM SAMUEL T						
GRANTEE: HIGGINBOTHAM SAMUEL						
2429/1430	1/26/2021	SW	U	V	11	100
GRANTOR: ALLIGATOR CREEK FARM						
GRANTEE: HIGGINBOTHAM SAMUEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=120,0] W12 S7 W31 N7 W14 S34 E13 S3 E6 E20 E6 N3 E12 N34 $
FOP=[YR=2025;ORIG=77,0] E31 S7 W31 N7 $
FOP=[YR=2025;ORIG=82,37] E20 S7 W20 N7 $
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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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024	03	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	125,000							

REVIEW DATE 10/02/2024 BY WW Total Acres: 5.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS