BLK 2 PT LOTS 2 & 3
IN OR 849/921 &
IN OR 2857/378

HIGGINBOTHAM DAVID EARL/O'CONNELL HEATHER MAE
PO BOX 92
CALLAHAN, FL 32011-0092

2026

29-2N-25-3120-0024-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

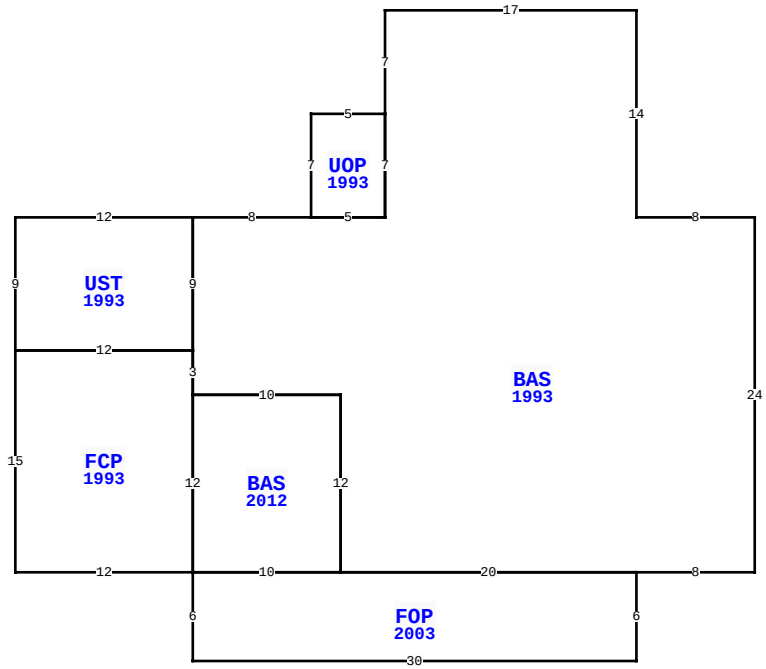
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,030	100	1993	1,030	90,365
BAS	120	100	2012	120	10,528
FCP	180	25	1993	45	3,948
FOP	180	30	2003	54	4,738
UOP	35	20	1993	7	614
UST	108	45	1993	49	4,299
TOTALS	1,653			1,305	114,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,305	108.1600	113.57	148,209	1963	1963	0	0	0	22.75	77.25

1 SINGLE FAM 0% - 2025 Heated Area: 1150 HX Base Yr



45214 DIXIE AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	114,491
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,742
TOTAL MARKET VALUE	163,233
SOH/AGL Deduction	0
ASSESSED VALUE	163,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,233
TOTAL JUST VALUE	163,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,801

OLD FIREPLACE + MISC CC = NV: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2857/378	3/30/2026	PR	U	I	19	100
GRANTOR: HIGGINBOTHAM SHEILA A						
GRANTEE: O'CONNELL HEATHER M						
0849/0921	9/21/1998	WD	U	I	18	100
GRANTOR: MEEKS LAVERNE HIGGINB						
GRANTEE: HIGGINBOTHAM MAURIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W8 N14 W17 S7 S7 W5 W8 S9 S3 E10 S12 E20 E8 N24 $
FCP=[YR=1993;ORIG=-50,9] S15 E12 N12 N3 W12 $
FOP=[YR=2003;ORIG=-38,24] S6 E30 N6 W20 W10 $
BAS=[YR=2012;ORIG=-38,24] E10 N12 W10 S12 $
UST=[YR=1993;ORIG=-38,0] W12 S9 E12 N9 $
UOP=[YR=1993;ORIG=-25,-7] W5 S7 E5 N7 $
.

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
1	000100	C	RES	0	0006	MU	72.00	210.00	71.68	FF		1.00	1.00	1.00	680.00	680.00	48,742							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 48,742 Market: 0 Agricultural: 0 Common: 48,742 PRINTED 07/09/2026 BY SYS