BLK 4 PT LOTS 1 & 2
IN OR 930/494 (EX OR 1355/756)
BOOTHS SURVEY PBK 1/29

HIGGINBOTHAM WAYNE A
45209 OAK TRAIL
CALLAHAN, FL 32011

2026

29-2N-25-3120-0041-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		2 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

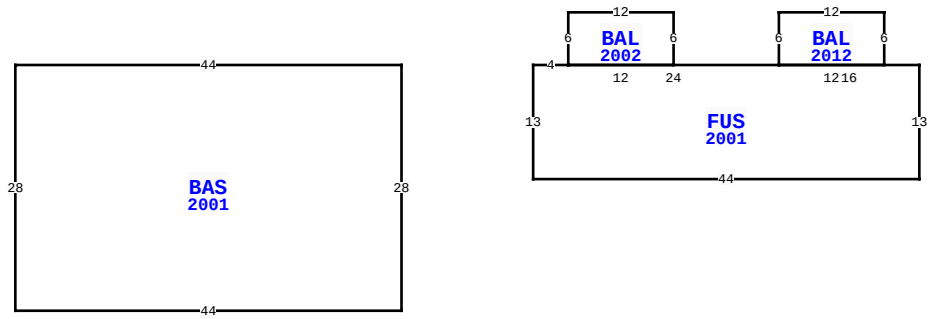
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	2002	11	1,434
BAL	72	15	2012	11	1,434
BAS	1,232	100	2001	1,232	160,650
FUS	572	100	2001	572	74,588
TOTALS	1,948			1,826	238,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,826	106.3000	147.76	269,810	2001	2001	0	0	0	11.75	88.25

2 DUPLEX 0% - 0 Heated Area: 1804 HX Base Yr



45382 GREEN AV, 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	238,107
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	47,654
TOTAL MARKET VALUE	285,761
SOH/AGL Deduction	74,662
ASSESSED VALUE	211,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,099
TOTAL JUST VALUE	285,761
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,287

EACH UNIT 2 BDRM/2 BATHS __ UNITS 5 & 6

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2271	NEW CONSTR	150,000	06/27/2000
1952	DEMOLITION	500	04/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0930/0494	4/28/2000	QC	Q	V	06	35,000
GRANTOR: MOORE CECIL						
GRANTEE: HIGGINBOTHAM WAYNE						
0761/0492	5/29/1996	WD	Q	I		8,000
GRANTOR: MERROW CURTIS E EST						
GRANTEE: MOORE CECIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W44 S28 E44 N28 $ PTR= E15 FUS=[YR=2001] E4 BAL=[YR=2002] N6 E12 S6 W12 $ E24 BAL=[YR=2012] N6 E12 S6 W12 $ E16 S13 W44 N13 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000800	C	MULTI-FAMILY	0	0006	MU	70.00	105.00	70.08	FF		1.00	1.00	1.00	680.00	680.00	47,654							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 47,654 Market: 0 Agricultural: 0 Common: 47,654 PRINTED 07/09/2026 BY SYS