



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,862	100	1993	1,862	131,188
FGR	600	55	1993	330	23,250
FOP	144	30	1993	43	3,030
FST	250	55	1993	138	9,723
UDU	300	55	1993	165	11,625
TOTALS	3,156			2,538	178,816

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	0	0	80.00	SF	30.00	30.00
2	0680	POLE SHED	0 100	0	0	1,800.00	SF	10.00	10.00
3	0680	POLE SHED	0 100	0	0	720.00	SF	10.00	10.00

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	0006	OR	0.00	0.00	1.00
2	005300	A	CROPLAND 3	0		OR	0.00	0.00	1.50
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.88
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.38

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,538	106.1760	111.48	282,936	1969	1969	0	0	0	36.80	63.20
1 SINGLE FAM 100% - 0 Heated Area: 1862 HX Base Yr												
43117 THOMAS CREEK RD, CALLAHAN												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/07/2026	MLU
		02/10/2025	KBA

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		178,816	
TOTAL MARKET OB/XF VALUE		5,520	
TOTAL LAND VALUE - MARKET		184,500	
TOTAL MARKET VALUE		211,674	
SOH/AGL Deduction		91,510	
ASSESSED VALUE		120,164	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		63,753	
TOTAL JUST VALUE		368,836	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,980	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004023	REPAIR/RRF	13,696	06/01/2017
E12349	CHNGE SRVC	0	02/01/2004
7764	REPAIR/RRF	1,500	01/10/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2100/0105	2/09/2017	WD U	I	11		100	
GRANTOR: HIGGINBOTHAM MARVIN &							
GRANTEE: HIGGINBOTHAM FAMILY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W25 BAS=[YR=1993] W59 S34 E15 FOP=[YR=1993] E24 N6 W24 S6\$ N6 E24 S6 E20 FGR=[YR=1993] E25 N24 W25 S24\$ N34\$ S10 E25 N10\$ PTR=E25 UDU=[YR=1993] E15 N20 W15 S20\$ W25\$.									