PT OF E1/2 OF NE1/4 OF
SEC 30-2N-24E
IN OR 2827/877 BEING PAR 2

HIGGINBOTHAM BETTY JO L/E/
61957 RIVER ROAD
CALLAHAN, FL 32011

2026

30-2N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	77,520
TOTAL MARKET VALUE	77,520
SOH/AGL Deduction	0
ASSESSED VALUE	77,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,520
TOTAL JUST VALUE	77,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2827/877	11/05/2025	SW	U	I	11	100
GRANTOR: HIGGINBOTHAM BETTY JO						
GRANTEE: HIGGINBOTHAM BETTY						
2672/1639	10/05/2023	SW	U	V	11	100
GRANTOR: WRIGHTS NASSAU COUNTY						
GRANTEE: HIGGINBOTHAM BETTY						

BUILDING NOTES

BUILDING DIMENSIONS

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	000100	C	RES	0		OR			2.28	AC		1.00	1.00	1.00	34,000.00	34,000.00	77,520							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 2.28 Total Land Value: 77,520 Market: 0 Agricultural: 0 Common: 77,520 PRINTED 07/09/2026 BY SYS