

HIGGINBOTHAM THOMAS E & DAWN E
45375 OAK TRAIL
CALLAHAN, FL 32011

30-2N-25-0000-0004-0030

BUILDING CHARACTERISTICS

CONSTRUCTION

CD

05 AVERAGE 80

Exterior Wall

20 FACE BRICK 20

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

4 100

Bathrooms

2 100

Frame Stories

02 WOOD FRAME 100

Units

1. 1. 100

Occupancy

00 NONE 100

Quality

01 Quality Level 01

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

1,769

100

1994

1,769

199,295

FGR

379

55

1994

208

23,433

FOP

92

30

1994

28

3,155

PTO

144

5

1994

7

789

TOTALS

2,384

2,012

226,672

EXTRA FEATURES

45375 OAK TRL, CALLAHAN

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

1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1994 1994 3 72 2,520

3 0860 POOL/SPA 0 100 0 0 1.00 UT 50,000.00 50,000.00 100 2017 2017 04 95 47,500

7 0351 CARPORT MT 1 100 40 18 720.00 SF 10.00 10.00 100 2024 2023 93 6,696

LAND DESCRIPTION

TOTAL OB/XF

56,716

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 100 RL 0.00 0.00 1.63 AC 1.00 1.00 1.00 50,000.00 50,000.00 81,500

REVIEW DATE

07/20/2023

BY

KW

Total Acres:

1.63

Total Land Value:

81,500

Market:

0

Agricultural:

0

Common:

81,500

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,012

97.1964

135.10

271,821

1994

1994

0

0

16.61

83.39

1 SNGL FAM 100% - 1995 Heated Area: 1769 HX Base Yr 1995

BLD DATE

03/03/2023

NW

LGL DATE

05/13/2026

MLU

XF DATE

INC DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 1

Tax Dist:

BUILDING MARKET VALUE

226,672

TOTAL MARKET OB/XF VALUE

56,716

TOTAL LAND VALUE - MARKET

81,500

TOTAL MARKET VALUE

364,888

SOH/AGL Deduction

173,618

ASSESSED VALUE

191,270

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

139,859

TOTAL JUST VALUE

364,888

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

357,789

7/2023KW: ALUMN STRG (11X30) = NV

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B23-4638 CARPORT 0 02/10/2023

4330R REPAIR/RRF 11,700 06/15/2020

050 NEW CONSTR 75,000 04/20/1994

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0487/0847 4/01/1986 WD U V 12,000

GRANTOR: MANEY GEORGE ALLEN

GRANTEE: HIGGENBOTHAM THOMAS

0368/0733 1/13/1982 WD U I 11 100

GRANTOR: MANEY GEORGE ALLEN AS

GRANTEE: MANEY GEORGE ALLEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W12 W16 U3L3 W15 D3L3 W4 S28 E19 S4 E11 N4 E6 S11 E17 N39 \$

FGR=[YR=1994;ORIG=-53,28] S20 E19 U11.7L0.1 U4.5R0.1 N4 W19 \$

PTO=[YR=1994;ORIG=-12,0] N9 W16 S9 E16 \$

FOP=[YR=1994;ORIG=-34,36] E17 N8 W6 S4 W11 S4 \$