PT SE1/4 OF SEC 30-2N-25E IN
OR 1032/1889 BEING ONLY PT
LYING S OF RIVER ROAD

CATTAIL INVESTMENT CORPORATION
612125 RIVER ROAD
CALLAHAN, FL 32011

2026

30-2N-25-0000-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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

45003 SPURLOCK LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	03/20/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	383,900
TOTAL MARKET VALUE	20,057
SOH/AGL Deduction	0
ASSESSED VALUE	20,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,057
TOTAL JUST VALUE	384,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1850/1252	3/20/2013	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM TREANA M						
GRANTEE: HIGGINBOTHAM VERNON						
1032/1889	1/25/2002	WD	U	I	23	160,000
GRANTOR: ADAMS T W & RICHARD &						
GRANTEE: CATTAIL INVESTMENT						

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
1	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1900	1900	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	005500	A	TIMBER 2 N S	0	0004	RL	0.00	0.00	2.00	AC		1.00	1.00	1.00	530.00	530.00	1,060							
2	005500	A	TIMBER 2 N S	0		RL	0.00	0.00	34.90	AC		1.00	1.00	1.00	530.00	530.00	18,497							
3	009910	M	MARKET VALUE	0		RL	0.00	0.00	34.90	AC		1.00	1.00	1.00	11,000.00	11,000.00	383,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 36.90 Total Land Value: 19,557 Market: 383,900 Agricultural: 19,557 Common: 0 PRINTED 07/09/2026 BY SYS