THAT PT OF E3/4 OF N1/4 W
OF RD (EX 2-1 2-2 2-3 & 2-4)
IN OR 435 PG 403

HIGGINBOTHAM MARY V
43002 DANSON LANE
CALLAHAN, FL 32011

2026

31-1N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

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

THOMAS CREEK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	11/03/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	145,000
TOTAL MARKET VALUE	2,146
SOH/AGL Deduction	0
ASSESSED VALUE	2,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,146
TOTAL JUST VALUE	145,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0435/0403	10/01/1984	WD	U	V		100

GRANTOR:

GRANTEE:

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.80	AC		1.00	1.00	1.00	370.00	370.00	2,146							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.80	AC		1.00	1.00	1.00	25,000.00	25,000.00	145,000							

REVIEW DATE 05/15/2026 BY MLU Total Acres: 5.80 Total Land Value: 2,146 Market: 145,000 Agricultural: 2,146 Common: 0 PRINTED 07/09/2026 BY SYS