PT OF NE1/4 OF NE1/4
IN OR 68 PG 701 EX 2-9
EX R/W OR 621/868

HIGGINBOTHAM MARY V
43002 DANSON LANE
CALLAHAN, FL 32011

2026

31-1N-25-0000-0002-0010

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

ACREE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	7,310
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	8,420
SOH/AGL Deduction	2,631
ASSESSED VALUE	5,789
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,789
TOTAL JUST VALUE	112,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8550	MH MOVE-ON	34,000	05/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	0201	BARN WD 10	0	0	43	50	2,150.00	SF	17.00	17.00	100	1970	1970	3	20	7,310	

LAND DESCRIPTION

TOTAL OB/XF 7,310

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	3.00	AC		1.00	1.00	1.00	370.00	370.00	1,110							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 1,110 Market: 105,000 Agricultural: 1,110 Common: 0 PRINTED 07/09/2026 BY SYS