PT N1/2 OF NE1/4 & PT NE1/4 OF NW1/4 OF SEC 31-1N-25E IN OR 185/589 & OR 260/112 (EX PT

HIGGINBOTHAM MARY VIOLET
43002 DANSON LANE
CALLAHAN, FL 32011

2026

31-1N-25-0000-0002-0030

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

43042 DOUBLE TIME LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	13,717
TOTAL LAND VALUE - MARKET	767,580
TOTAL MARKET VALUE	55,531
SOH/AGL Deduction	0
ASSESSED VALUE	55,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,531
TOTAL JUST VALUE	781,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003012	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0260/0112	1/31/1978	WD	U	I	18	100
GRANTOR: DANSON WILLIAM E (WID						
GRANTEE: HIGGINBOTHAM RAY J						
0185/0589	11/12/1974	WD	U	I	18	100
GRANTOR: DANSON WILLIAM & MAY						
GRANTEE: HIGGINBOTHAM RAY J						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
3	0751	UOP	0	0	9	9	81.00	SF	10.00	10.00	100	1995	1995	3	20	162	
4	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	2008	2008	3	27	1,555	

LAND DESCRIPTION

TOTAL OB/XF 13,717

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	37.00	AC		1.00	1.00	1.00	515.00	515.00	19,055							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	31.78	AC		1.00	1.00	1.00	370.00	370.00	11,759							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	68.78	AC		1.00	1.00	1.00	11,000.00	11,000.00	756,580							

REVIEW DATE 01/01/2023 BY CD Total Acres: 69.78 Total Land Value: 41,814 Market: 756,580 Agricultural: 30,814 Common: 11,000 PRINTED 07/09/2026 BY SYS