IN OR 2696 PG 1833
ESMT PT OR 485/650
EX R/W OR 723/722

HIGGINBOTHAM DELORESE L/E/
37000 NUBBIN BUCK TRAIL
CALLAHAN, FL 32011

2026

38-2N-24-0000-0002-0060

BUILDING CHARACTERISTICS

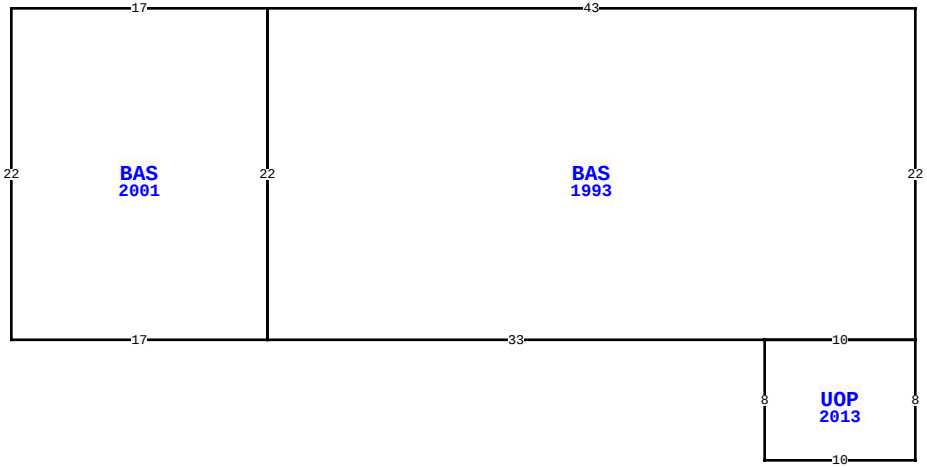
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	946	100	1993	946	70,020
BAS	374	100	2001	374	27,682
UOP	80	20	2013	16	1,184
TOTALS	1,400			1,336	98,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,336	98.5920	103.52	138,303	1940	1940	0	0	0	28.50	71.50

1 SINGLE FAM 100% - 0 Heated Area: 1320 HX Base Yr



37000 NUBBIN BUCK TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	01/17/2025 KBA

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	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2003	2003	3	20	256	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100	6,000	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		98,887
TOTAL MARKET OB/XF VALUE		15,231
TOTAL LAND VALUE - MARKET		141,430
TOTAL MARKET VALUE		135,421
SOH/AGL Deduction		84,088
ASSESSED VALUE		51,333
TOTAL EXEMPTION VALUE	HX HB DX WX	35,000
BASE TAXABLE VALUE		16,333
TOTAL JUST VALUE		255,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992602	MH MOVE-ON	0	01/03/1999
B94534	NEW CONSTR	3,782	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2811/518	8/25/2025	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM DELORESE						
GRANTEE: HIGGINBOTHAM BRIAN						
2696/1833	12/29/2023	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM DELORESE						
GRANTEE: HIGGINBOTHAM MARK A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 BAS=[YR=2001] W17 S22 E17 N22$ S22 E33
UOP=[YR=2013] S8 E10 N8 W10$ E10 N22$.

LAND DESCRIPTION

TOTAL OB/XF 15,231

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	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	5.83	AC		1.00	1.00	1.00	395.00	395.00	2,303							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.83	AC		1.00	1.00	1.00	21,000.00	21,000.00	122,430							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.83 Total Land Value: 21,303 Market: 122,430 Agricultural: 2,303 Common: 19,000 PRINTED 07/09/2026 BY SYS