

PT OF W1/2 OF SE1/4 OF NW1/4
IN OR 891/723 & PT OR 653/964
& OR 1214/233

FRANKLIN BOBBY Y II & TARA C
37224 HIGGINBOTHAM DRIVE
HILLIARD, FL 32046

2023

03-3N-24-0000-0004-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,462	100	2,462	269,932
FEP	224	80	179	19,625
FGR	722	55	397	43,527
FOP	408	30	122	13,376
FUS	460	100	460	50,434
FUS	999	100	999	109,529
STP	98	10	10	1,096
TOTALS	5,373		4,629	507,520

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	0	40	13	520.00	SF	15.00	15.00	
2	0681	POLE SHED	0	0	40	13	520.00	SF	15.00	15.00	
3	0510	GARAGE WD-	0	0	50	40	2,000.00	SF	35.00	35.00	
4	0912	SCRN RM G	0	0	20	12	240.00	SF	20.00	20.00	
5	0812	CONCRETE C	0	0	0	0	1,872.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	8.50	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,629	95.7524	113.71	526,364	2017	2017	0	0	3.58	96.42
1 SNGL FAM - 0% - 0 Heated Area: 3921 HX Base Yr											
BLD DATE: 06/16/2023 MLU											

TOTAL OB/XF											
34,095											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		507,520	
TOTAL MARKET OB/XF VALUE		34,095	
TOTAL LAND VALUE - MARKET		161,500	
TOTAL MARKET VALUE		703,115	
SOH/AGL Deduction		125,329	
ASSESSED VALUE		577,786	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		577,786	
TOTAL JUST VALUE		703,115	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		626,890	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703157	CO ISSUED	0	04/11/2017
E22956	NEW CONSTR	0	09/01/2010
M14132	MECH OTHER	0	09/01/2008
P13469	OTHER	0	09/01/2008
E19637	ELEC OTHER	7,500	07/01/2007
B16927	NEW CONSTR	270,000	01/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
0891/0723	7/15/1999	WD Q	V		40,000
GRANTOR: GATLIN WALTER R JR					
GRANTEE: FRANKLIN BOBBY Y II					
0343/0679	9/01/1981	FS U	V		100
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
BAS=[YR=2017] W8 FEP=[YR=2017] N8 W28 S8 E28\$ W28 N8 W1 U2 L2 W8 D2 L2 W10 S8 W17 S11 FGR=[YR=2017] S27 E6 S2 E10 N2 E4 FOP=[YR=2017] S10 E17 STP=[YR=2017] D7 L2 E16 U7 L2 W12\$ E31 N10 W6 S2 W36 N2 W6\$ E6 N27 W26\$ E26 S29 E36 N2 E14 N38\$ PTR=[YR=2017] E20 FUS=[YR=2017] E4 N3 E21 S20 W21 N7 W4 N10\$ E30 FUS=[YR=2017] E7 N8 E13 S14 D1 R4 D4 R6 E11 S22 W13 W6 E6 N9 W6 S9 W15 N29 W7 N4\$ W50\$.											