PT OF LOTS 21 & 22
IN OR 1598/106
(EX OR 2299/413)

BASS ROBERT &/BARTCHLETT KELLY A
PO BOX 176
HILLIARD, FL 32046-0176

2023

03-3N-24-2020-0021-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

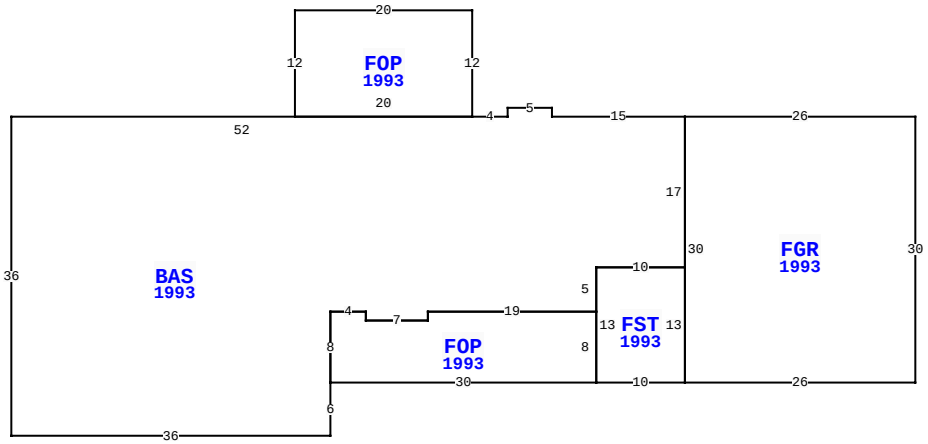
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,138	100	2,138	173,869
FGR	780	55	429	34,887
FOP	233	30	70	5,693
FOP	240	30	72	5,855
FST	130	55	72	5,855
TOTALS	3,521		2,781	226,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,781	121.4400	109.60	304,798	1981	1986	0	0	0	25.80	74.20

1 SINGLE FAM – 33% - 0 Heated Area: 2138 HX Base Yr



37144 HIGGINBOTHAM RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,160
TOTAL MARKET OB/XF VALUE		3,731
TOTAL LAND VALUE - MARKET		218,270
TOTAL MARKET VALUE		293,306
SOH/AGL Deduction		85,408
ASSESSED VALUE		207,898
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		182,898
TOTAL JUST VALUE		448,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313627	REPAIR/RRF	0	09/01/2013
MH992572	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1598/0106	12/22/2008	WD	U	I	01	100
GRANTOR: BASS ROBERT P/R						
GRANTEE: BASS ROBERT ETAL						
1573/0716	6/24/2008	WD	U	I	07	100
GRANTOR: CREWS JENNIE						
GRANTEE: BASS FRANCIS M GARR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W26 BAS=[YR=1993] W15 N1 W5 S1 W4
FOP=[YR=1993] N12 W20 S12 E20 $ W52 S36 E36 N6 FOP=[YR=1993]
E30 FST=[YR=1993] E10 N13 W10 S13 $ N8 W19 S1 W7 N1 W4 S8 $
N8 E4 S1 E7 N1 E19 N5 E10 N17 $ S30 E26 N30 $.

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	0940	SHEDS/PORT	0	0	0	0	224.00	SF	20.10	20.10	100	1980	1980	3	20	900	
2	0811	CONCRETE B	0	33	0	0	520.00	SF	5.20	5.20	100	1981	1981	3	38	1,028	
3	0500	FP-PRE FAB	0	33	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 3,731

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	RURAL HOME	33	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005000	C	RURAL HOME	33	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
3	005600	A	TIMBER 3 SI	0			0.00	0.00	8.33	AC		1.00	1.00	1.00	410.00	410.00	3,415							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	8.33	AC		1.00	1.00	1.00	19,000.00	19,000.00	158,270							

REVIEW DATE 10/28/2019 BY TWA Total Acres: 10.33 Total Land Value: 63,415 Market: 158,270 Agricultural: 3,415 Common: 60,000 PRINTED 08/02/2023 BY SYS