PT OF LOT 22
CORNWALL SURVEY
IN OR 2457/1071

AUSTIN PAMELA
3786 HIGGINBOTHAM DRIVE
HILLIARD, FL 32046

2023

03-3N-24-2020-0022-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

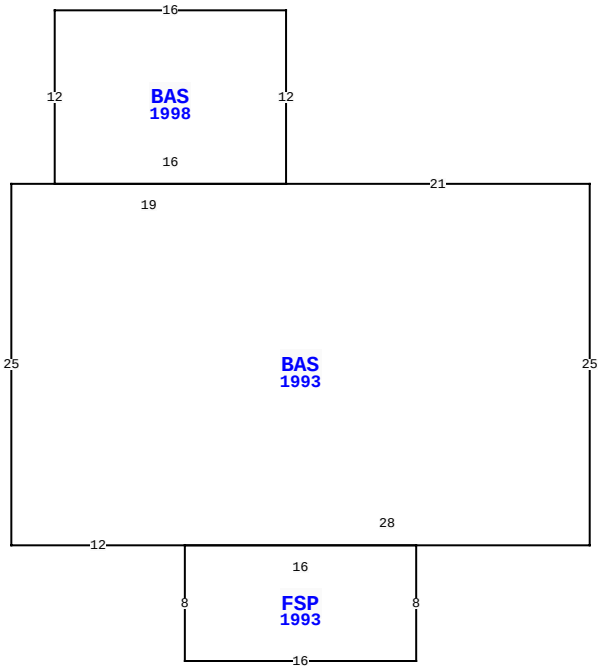
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	88,890
BAS	192	100	192	17,067
FSP	128	40	51	4,534
TOTALS	1,320		1,243	110,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,243	115.5400	104.27	129,608	1991	1992	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2022 Heated Area: 1192 HX Base Yr 2022



3786 HIGGINBOTHAM RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		110,491
TOTAL MARKET OB/XF VALUE		1,152
TOTAL LAND VALUE - MARKET		49,800
TOTAL MARKET VALUE		161,443
SOH/AGL Deduction		10,302
ASSESSED VALUE		151,141
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,141
TOTAL JUST VALUE		161,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985262	ADDITION	9,650	08/01/1998
7643	NEW CONSTR	42,827	10/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/1071	4/27/2021	QC	U	I	11	100
GRANTOR: SMITH KATHERINE M						
GRANTEE: AUSTIN PAMELA						
2451/0054	4/08/2021	FJ	U	I	11	100
GRANTOR: SMITH JOHN W EST						
GRANTEE: SMITH KATHERINE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 BAS=[YR=1998] N12 W16 S12 E16 $ W19 S25 E12
FSP=[YR=1993] S8 E16 N8 W16 $ E28 N25 $.

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	0681	POLE SHED	0	100	16	20	320.00	SF	15.00	15.00	100	1995	1995	3	24	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,152

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.66	AC		1.00	1.00	1.00	30,000.00	30,000.00	49,800							

REVIEW DATE 06/28/2018 BY TWX Total Acres: 1.66 Total Land Value: 49,800 Market: 0 Agricultural: 0 Common: 49,800 PRINTED 08/02/2023 BY SYS