BLK 10 PT OF LOTS 1 & 2
IN OR 724/441 & OR 983/1069
TOWN OF HILLIARD PBK 1/28

HIGGINBOTHAM LELAND G & LOUISE M
3754 WADE DRIVE
HILLIARD, FL 32046

2023

08-3N-24-2380-0010-0013

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

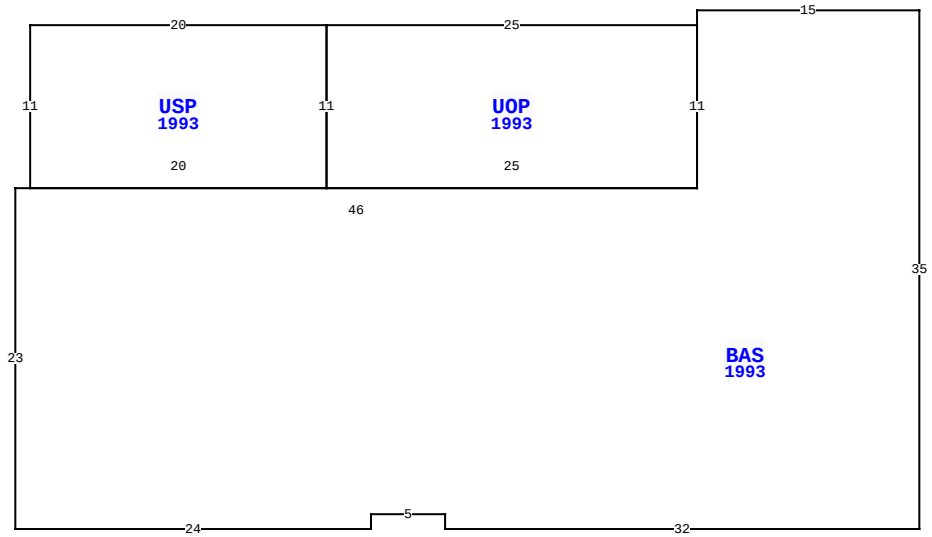
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100	1,578	30,989
UOP	275	25	69	1,355
USP	220	50	110	2,160
TOTALS	2,073		1,757	34,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,757	100.7000	65.46	115,013	1977	1977	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1578 HX Base Yr



3754 WADE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		34,504
TOTAL MARKET OB/XF VALUE		3,526
TOTAL LAND VALUE - MARKET		85,500
TOTAL MARKET VALUE		123,530
SOH/AGL Deduction		7,149
ASSESSED VALUE		116,381
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		61,381
TOTAL JUST VALUE		123,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/1588	10/10/2007	WD	U	I	01	100
GRANTOR: HIGGINBOTHAM LELAND						
GRANTEE: HIGGINBOTHAM LELAND						
0983/1069	3/26/2001	WD	U	I	16	5,000
GRANTOR: SAIZAN CHARLOTTE SUND						
GRANTEE: HIGGINBOTHAM LELAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S1 UOP=[YR=1993] W25 USP=[YR=1993] W20 S11E20 N11$ S11 E25 N11$ S11 W46 S23 E24 N1 E5 S1 E32 N35$.

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	10	12	120.00	SF	10.00	10.00	100	2013	2013	3	65	780	
3	0810	CONCRETE A	0	100	22	20	440.00	SF	6.50	6.50	100	2015	2015	3	96	2,746	

LAND DESCRIPTION

TOTAL OB/XF 3,526

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	000102	C	SFR/MH	100	0007	R2	285.00	195.00	285.00	FF		1.00	1.00	1.00	300.00	300.00	85,500							

REVIEW DATE 05/02/2022 BY TW Total Acres: 0.00 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 08/02/2023 BY SYS