

PT LOTS 37,38,67 & 68
IN OR 2329/1204 (EX ESMT IN
OR 418/532 & OR 418/534)

HIGGINBOTHAM FAMILY REVOC LVG TRUST/HIGGINBOTHAM S
6726 SW 35TH WAY
GAINESVILLE, FL 32608

2023

14-2N-26-4280-0005-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1,160	79,484
FOP	75	30	22	1,507
FSP	200	40	80	5,482
TOTALS	1,435		1,262	86,473

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0300	BOAT DCK W	0	0	12	12			40.00	100	1996

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	0		RM	122.00	355.00	1.00	LT	

REVIEW DATE 10/25/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,262	98.2800	88.70	111,939	1950	1960	0	0	22.75	77.25
1 SINGLE FAM - 0% - 0											
Heated Area: 1160											
HX Base Yr											
75002 EASY ST, YULEE											

TOTAL OB/XF											
1,440											

TOTAL OB/XF											
1,440											

Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			86,473
TOTAL MARKET OB/XF VALUE			1,440
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			197,913
SOH/AGL Deduction			0
ASSESSED VALUE			197,913
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			197,913
TOTAL JUST VALUE			197,913
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			182,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004041	REPAIR/RRF	9,200	07/01/2017
4783	NEW CONSTR	1,631	03/30/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2329/1204	11/16/2019	WD U	I	I	11	100	
GRANTOR: TUTTLE JONI & STANLEY							
GRANTEE: HIGGINBOTHAM FAMILY							
1667/1609	3/09/2010	WD U	I	I	30	120,000	
GRANTOR: HIGGINBOTHAM JAMES F							
GRANTEE: HIGGINBOTHAM STANLEY							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1993] W2 FSP=[YR=1993] N8 W25 S8 E25\$ W27 S40 E9							
FOP=[YR=1993] S5 E15 N5 W15\$ E20 N40\$.							

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