

PT OF SW1/4 OF NE1/4 &
PT OF NW1/4 OF SE1/4
IN OR 2023/1182

HIGGINBOTHAM RICHARD D E & CATHERINE A L/E/
15457 CR 108
HILLIARD, FL 32046

2023

30-3N-24-0000-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
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
Occupancy	00	NONE 100

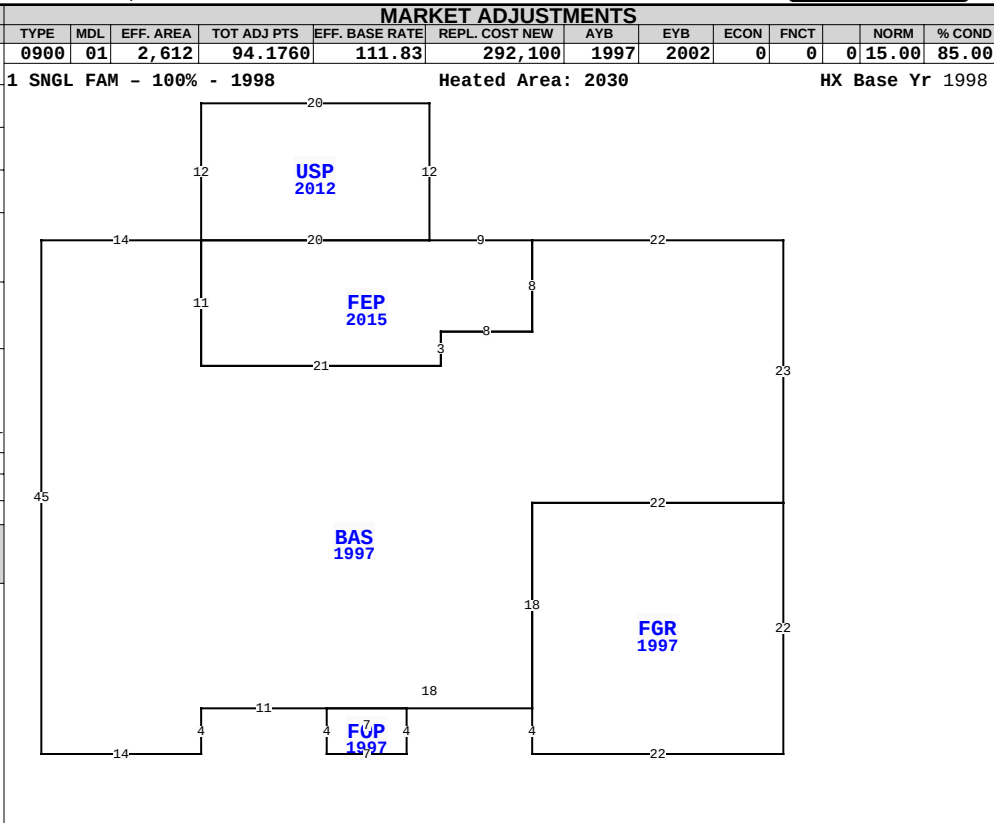
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	2,030	192,963
FEP	295	80	236	22,433
FGR	484	55	266	25,285
FOP	28	30	8	761
USP	240	30	72	6,844

TOTALS	3,077		2,612	248,285
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,226.00	SF	4.00
2	0812	CONCRETE C	0	100	0	0	1,266.00	SF	4.00
3	0803	ASPHALT C	0	100	310	8	2,480.00	SF	2.00
4	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004		0.00	0.00	4.50



15457 CR 108, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0812	CONCRETE C	0	100	0	0	1,226.00	SF	4.00	4.00	100	1997	1997	3	75	3,678	
2	0812	CONCRETE C	0	100	0	0	1,266.00	SF	4.00	4.00	100	2000	2000	3	80	4,051	
3	0803	ASPHALT C	0	100	310	8	2,480.00	SF	2.00	2.00	100	2004	2004	3	56	2,778	
4	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	100	2022	2022	3	100	4,160	

TOTAL OB/XF										14,667							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100	0004		0.00	0.00	4.50	AC		1.00	1.00	1.00	25,000.00	25,000.00	112,500

NASSAU COUNTY PROPERTY										PAGE 1 of 3				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										278,671				
TOTAL MARKET OB/XF VALUE										14,667				
TOTAL LAND VALUE - MARKET										112,500				
TOTAL MARKET VALUE										405,838				
SOH/AGL Deduction										198,778				
ASSESSED VALUE										207,060				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										157,060				
TOTAL JUST VALUE										405,838				
NCON VALUE										27,480				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										314,564				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009373	1200 SF GARAGE	61,536	07/19/2021
20004975	REPAIR/RRF	19,000	06/09/2020
B97	NEW CONSTR	100,000	10/01/1997
B974207	GARAGE	6,800	08/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2023/1182	1/12/2016	QC	U	I	11		100
GRANTOR:HIGGINBOTHAM RICHARD							
GRANTEE:HIGGINBOTHAM RICHAR							
2006/0044	9/16/2015	WD	U	I	11		100
GRANTOR:HIGGINBOTHAM RICHARD							
GRANTEE:FLEEMAN CHRISTINE M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W22 FEP=[YR=2015] W9 USP=[YR=2012] N12 W20 S12 E20\$ W20 S11 E21 N3 E8 N8 \$ S8 W8 S3 W21 N11 W14 S45 E14 N4 E11 FOP=[YR=1997] S4 E7 N4 W7 \$ E18 FGR=[YR=1997] S4 E22 N22 W22 S18 \$ N18 E22 N23 \$.									

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	400	100
TOTALS	400	400

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	88.5500	30.99	12,396	1997	1997	0	0	0	43.00	57.00

2 GARAGE RES - 100% - 1998

Heated Area: 400

HX Base Yr 1998

20

20

20

20

BAS
1997

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023

MLU

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