BLOCK 2 LOT 2
IN OR 1099/527 2004 FTWD DW
TOWN OF KINGS FERRY PB O/64

HIGGINBOTHAM GENE E
4997 BILL JOHNSON ROAD
HILLIARD, FL 32046

2023

49-4N-25-4260-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

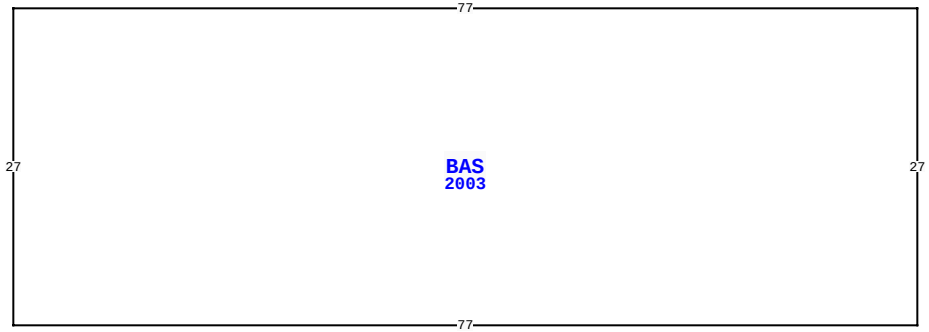
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,079	100	2,079	96,818
TOTALS	2,079		2,079	96,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,079	123.2000	86.24	179,293	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2003 Heated Area: 2079 HX Base Yr 2003



4997 BILL JOHNSON RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		96,818
TOTAL MARKET OB/XF VALUE		8,203
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		195,021
SOH/AGL Deduction		95,423
ASSESSED VALUE		99,598
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,598
TOTAL JUST VALUE		195,021
NCON VALUE		562
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P7383	NEW CONSTR	0	12/01/2003
7812	MH MOVE-ON	2,000	05/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1099/0527	12/09/2002	QC	U	I	01	100
GRANTOR: HIGGINBOTHAM GENE E &						
GRANTEE: HIGGINBOTHAM GENE E						
0723/1636	2/13/1995	WD	U	I	01	5,000
GRANTOR: BAGBY ARDYTHE W						
GRANTEE: HIGGINBOTHAM GENE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W77 S27 E77 N27 $.

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	0300	BOAT DCK W	0	100	0	0	485.00	SF	40.00	40.00	100	1997	1997	3	26	5,044	
2	0303	FLT DOCK W	0	100	12	8	96.00	SF	26.00	26.00	100	1995	1995	3	24	599	
3	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1995	1995	3	24	998	
7	0754	FOP	0	100	10	6	60.00	SF	15.00	15.00	100	2004	2004	3	24	216	
8	0754	FOP	0	100	8	12	96.00	SF	15.00	15.00	100	2004	2004	3	24	346	
10	9000	CONTANR 20	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,203

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	000132	C	SFR RIVER	100		OR	0.00	0.00	1.00	LT		1.00	1.00	0.90	100,000.00	90,000.00	90,000							

REVIEW DATE 07/28/2017 BY KBX Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS