SW1/4 OF NW1/4 &
LOTS 21 & 22 E OF R/W
CORNWALL SURVEY

FRANKLIN BOBBY Y II & TARA
37224 HIGGINBOTHAM DRIVE
HILLIARD, FL 32046

2024

03-3N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

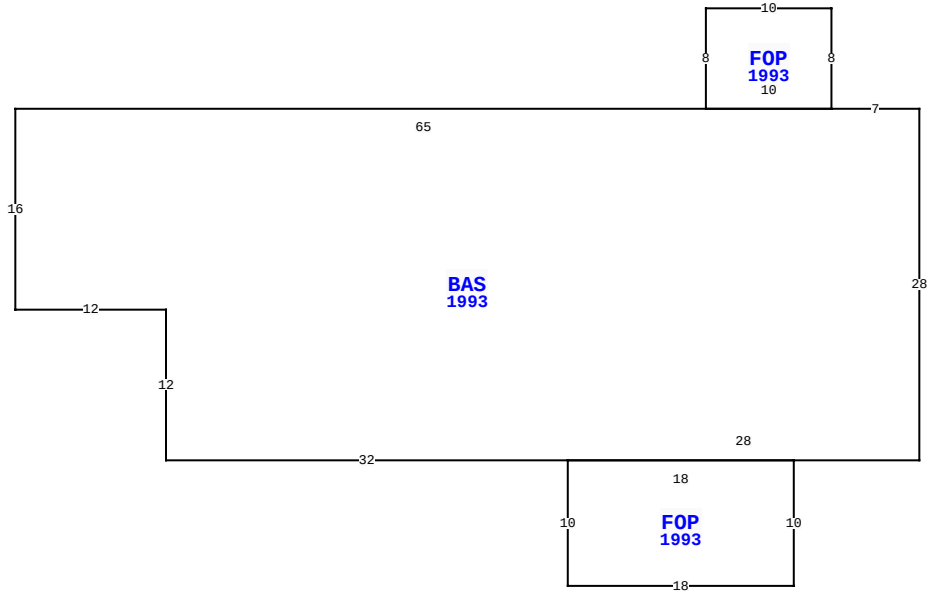
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	145,382
FOP	80	30	24	1,864
FOP	180	30	54	4,194
TOTALS	2,132		1,950	151,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,950	100.3030	95.29	185,816	1956	1986	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 0 Heated Area: 1872 HX Base Yr



37224 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		167,867
TOTAL MARKET OB/XF VALUE		12,152
TOTAL LAND VALUE - MARKET		379,280
TOTAL MARKET VALUE		227,913
SOH/AGL Deduction		114,550
ASSESSED VALUE		113,363
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,363
TOTAL JUST VALUE		559,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006708	GARAGE	0	06/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0653/0964	4/02/1992	WD	Q	I		74,300
GRANTOR: FRANKLIN BOBBY & L						
GRANTEE: FRANKLIN BOBBY & T						
0585/0143	12/04/1989	QC	U	I	06	100
GRANTOR: HIGINBOTHAM DELLIE M						
GRANTEE: FRANKLIN BOBBY Y &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FOP=[YR=1993] N8 W10 S8 E10$ W65 S16 E12 S12 E32 FOP=[YR=1993] S10 E18 N10 W18$ E28 N28$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1956	1956	3	20	400	
2	0350	CARPORT WD	0	100	25	20	500.00	SF	13.00	13.00	100	2003	2003	3	21	1,365	
3	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	2003	2003	3	21	2,016	
4	0811	CONCRETE B	0	100	0	0	859.00	SF	5.20	5.20	100	2005	2005	3	86	3,841	
5	0811	CONCRETE B	0	100	0	0	880.00	SF	5.20	5.20	100	2020	2020	3	99	4,530	

LAND DESCRIPTION

TOTAL OB/XF 12,152

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	38.66	AC		1.00	1.00	1.00	415.00	415.00	16,044							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	43.66	AC		1.00	1.00	1.00	8,000.00	8,000.00	349,280							

REVIEW DATE 08/04/2021 BY TWA Total Acres: 44.66 Total Land Value: 47,894 Market: 349,280 Agricultural: 17,894 Common: 30,000 PRINTED 08/06/2024 BY SYS

SW1/4 OF NW1/4 &
LOTS 21 & 22 E OF R/W
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2024

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NASSAU COUNTY PROPERTY

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Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

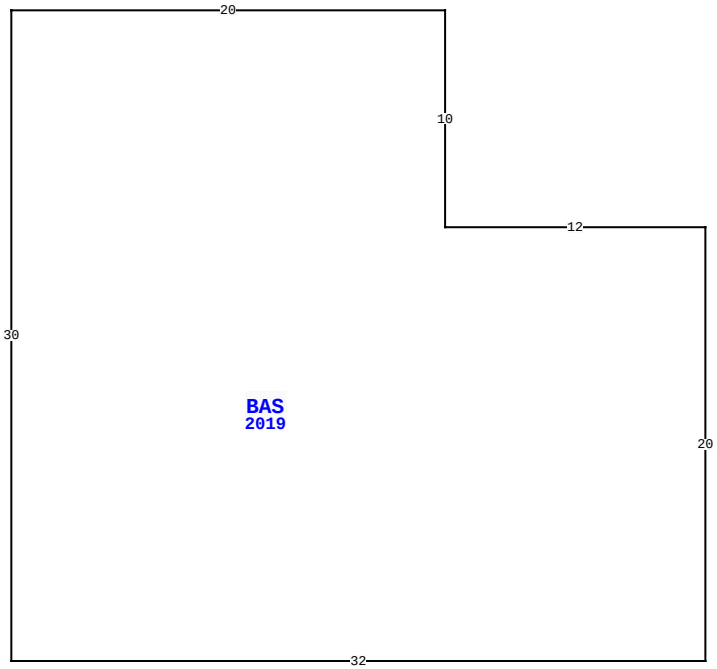
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,427
TOTALS	840		840	16,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	58.1900	20.37	17,111	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 0 Heated Area: 840 HX Base Yr



37224 HIGGINBOTHAM RD, HILLIARD

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,977

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0585/0143	12/04/1989	QC	U	I	06	100
GRANTOR: HIGINBOTHAM DELLIE M						
GRANTEE: FRANKLIN BOBBY Y &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 N10 W20 S30 E32 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/04/2021 BY TWA Total Acres: 44.66 Total Land Value: 47,894 Market: 349,280 Agricultural: 17,894 Common: 30,000 PRINTED 08/06/2024 BY SYS