

PT OF W1/2 OF SE1/4 OF NW1/4
IN OR 891/723 & PT OR 653/964
& OR 1214/233

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

2024

03-3N-24-0000-0004-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	0 100
Units	0 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
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	2,462	100	2,462	282,006
FEP	224	80	179	20,504
FGR	722	55	397	45,474
FOP	408	30	122	13,974
FUS	460	100	460	52,690
FUS	999	100	999	114,428
STP	98	10	10	1,146
TOTALS	5,373		4,629	530,221

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	0	40	13	520.00	SF	15.00	15.00	
2	0681	POLE SHED	0	0	40	13	520.00	SF	15.00	15.00	
3	0510	GARAGE WD-	0	0	50	40	2,000.00	SF	35.00	35.00	
4	0912	SCRN RM G	0	0	20	12	240.00	SF	20.00	20.00	
5	0812	CONCRETE C	0	0	0	0	1,872.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	8.50	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,629	95.7524	119.69	554,045	2017	2017	0	0	4.30	95.70
1 SNGL FAM - 0% - 0 Heated Area: 3921 HX Base Yr											
BLD DATE: 06/16/2023 MLU											

TOTAL OB/XF											
33,143											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			530,221
TOTAL MARKET OB/XF VALUE			33,143
TOTAL LAND VALUE - MARKET			161,500
TOTAL MARKET VALUE			724,864
SOH/AGL Deduction			89,299
ASSESSED VALUE			635,565
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			635,565
TOTAL JUST VALUE			724,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			703,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703157	CO ISSUED	0	04/11/2017
E22956	NEW CONSTR	0	09/01/2010
M14132	MECH OTHER	0	09/01/2008
P13469	OTHER	0	09/01/2008
E19637	ELEC OTHER	7,500	07/01/2007
B16927	NEW CONSTR	270,000	01/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
0891/0723	7/15/1999	WD Q	V		40,000
GRANTOR: GATLIN WALTER R JR					
GRANTEE: FRANKLIN BOBBY Y II					
0343/0679	9/01/1981	FS U	V		100
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
BAS=[YR=2017] W8 FEP=[YR=2017] N8 W28 S8 E28\$ W28 N8 W1 U2 L2 W8 D2 L2 W10 S8 W17 S11 FGR=[YR=2017] S27 E6 S2 E10 N2 E4 FOP=[YR=2017] S10 E17 STP=[YR=2017] D7 L2 E16 U7 L2 W12\$ E31 N10 W6 S2 W36 N2 W6\$ E6 N27 W26\$ E26 S29 E36 N2 E14 N38\$ PTR=[YR=2017] E20 FUS=[YR=2017] E4 N3 E21 S20 W21 N7 W4 N10\$ E30 FUS=[YR=2017] E7 N8 E13 S14 D1 R4 D4 R6 E11 S22 W13 W6 E6 N9 W6 S9 W15 N29 W7 N4\$ W50\$.											