PT LOT 23
IN OR 2478/1945
EX R/W OR 948/944

B Y FRANKLIN PROPERTIES INC
P O BOX 878
HILLIARD, FL 32046

2024

03-3N-24-2020-0023-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

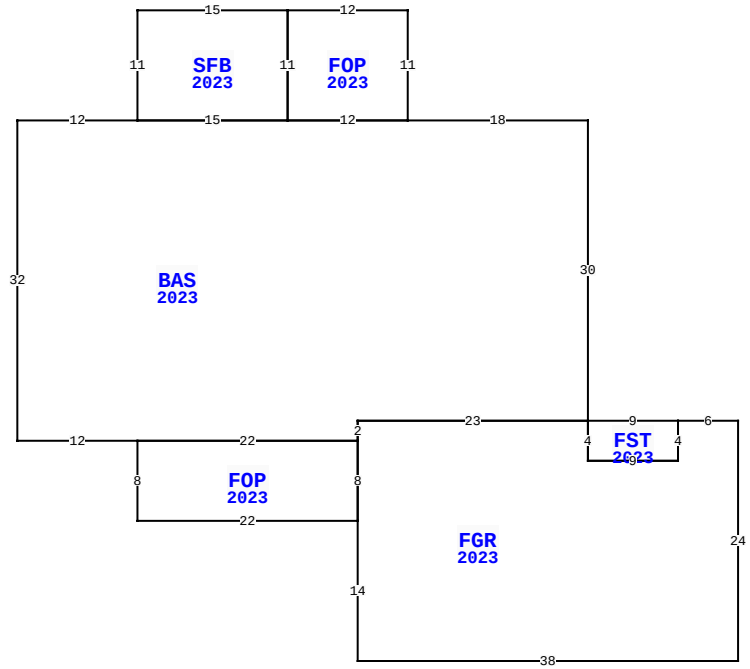
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior SELECT NEW		N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,778	100	1,778	286,756
FGR	876	55	482	77,737
FOP	132	30	40	6,451
FOP	176	30	53	8,548
FST	36	55	20	3,226
SFB	165	80	132	21,289
TOTALS	3,163		2,505	404,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,505	107.5200	161.28	404,006	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 1910 HX Base Yr



3769 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	404,006
TOTAL MARKET OB/XF VALUE	11,888
TOTAL LAND VALUE - MARKET	53,700
TOTAL MARKET VALUE	469,594
SOH/AGL Deduction	6,927
ASSESSED VALUE	462,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	462,667
TOTAL JUST VALUE	469,594
NCON VALUE	415,894
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001863	CO ISSUED	0	02/10/2023
22006512	NEW CONSTR	356,047	04/26/2022
MH971880	MH MOVE-ON	0	08/01/1997
MH971793	MH MOVE-ON	0	06/01/1997
9133	MH MOVE-ON	10,000	12/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/1945	7/13/2021	WD	U	V	30	50,000
GRANTOR: FRANKLIN BOBBY Y II						
GRANTEE: B Y FRANKLIN PROPER						
2196/0035	5/04/2018	WD	U	I	37	10,000
GRANTOR: HILL KELLY L OR BARBA						
GRANTEE: FRANKLIN BOBBY Y II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=120,10] W18 W12 W15 W12 S32 E12 E22 N2 E23 N30 $
FOP=[YR=2023;ORIG=97,42] W22 S8 E22 N8 $
FGR=[YR=2023;ORIG=135,40] W6 S4 W9 N4 W23 S2 S8 S14 E38 N24 $
FST=[YR=2023;ORIG=129,40] W9 S4 E9 N4 $
SFB=[YR=2023;ORIG=90,-1] W15 S11 E15 N11 $
FOP=[YR=2023;ORIG=102,-1] W12 S11 E12 N11 $
.

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
3	0812	CONCRETE C	0	0	0	0	2,972.00	SF	4.00	4.00	100	2023	2023		100	11,888	

LAND DESCRIPTION

TOTAL OB/XF 11,888

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.79	AC		1.00	1.00	1.00	30,000.00	30,000.00	53,700							

REVIEW DATE 03/09/2023 BY WW Total Acres: 1.79 Total Land Value: 53,700 Market: 0 Agricultural: 0 Common: 53,700 PRINTED 08/06/2024 BY SYS