PT OF LOTS 23 & 24 (S-12)
IN OR 2543/919
CORNWALL SURVEY

HOYLE JOSHUA C & MAITLYNN
3760 HIGGINBOTHAM ROAD
HILLIARD, FL 32046

2024

03-3N-24-2020-0023-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

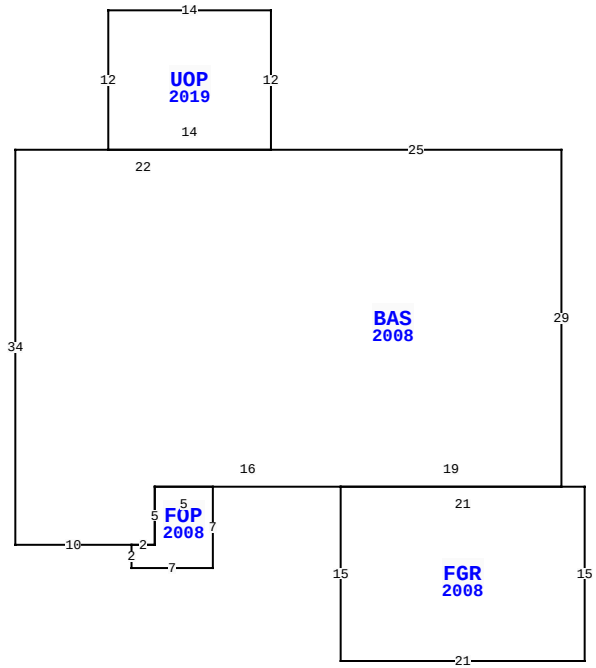
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,423	100	1,423	184,176
FGR	315	55	173	22,391
FOP	39	30	12	1,553
UOP	168	20	34	4,401
TOTALS	1,945		1,642	212,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,642	111.3381	139.17	228,517	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 0% - 2023 Heated Area: 1423 HX Base Yr



BLD DATE	12/30/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

3760 HIGGINBOTHAM RD, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	212,521
TOTAL MARKET OB/XF VALUE	5,499
TOTAL LAND VALUE - MARKET	32,700
TOTAL MARKET VALUE	250,720
SOH/AGL Deduction	0
ASSESSED VALUE	250,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,720
TOTAL JUST VALUE	250,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21329	CO ISSUED	116,424	09/15/2008
M13893	MECH OTHER	0	06/01/2008
P13178	OTHER	0	04/01/2008
E20738	ELEC OTHER	4,000	04/01/2008
R11201	REPAIR/RRF	3,000	04/01/2008
B21329	NEW CONSTR	116,424	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2543/0919	2/23/2022	WD	Q	I	01	300,000
GRANTOR: DEMAGGIO PETE JR & JU						
GRANTEE: HOYLE JOSHUA C & MA						
1655/1742	12/10/2009	WD	Q	I	01	149,900
GRANTOR: L & B LANDS INC						
GRANTEE: DEMAGGIO PETE JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W25 UOP=[YR=2019] N12 W14 S12 E14$ W22 S34 E10 FOP=[YR=2008] S2 E7 N7 W5 S5 W2$ E2 N5 E16 FGR=[YR=2008] S15 E21 N15 W21$ E19 N29$.

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	0812	CONCRETE C	0	0	0	0	1,201.00	SF	4.00	4.00	100	2008	2008	3	89	4,276	
2	0810	CONCRETE A	0	0	16	12	192.00	SF	6.50	6.50	100	2019	2019	3	98	1,223	

LAND DESCRIPTION

TOTAL OB/XF 5,499

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	0006	OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,700							

REVIEW DATE 04/05/2022 BY TWA Total Acres: 1.09 Total Land Value: 32,700 Market: 0 Agricultural: 0 Common: 32,700 PRINTED 08/06/2024 BY SYS