PT OF SE1/4 OF SEC 4-3N-24E
IN OR 2097/1490
DECLARATION OF COVT'S REST'S &

HIGGINBOTHAM TERRY L & TANYA LEE
37605 KINGS FERRY RD
HILLIARD, FL 32046

2024

04-3N-24-0000-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

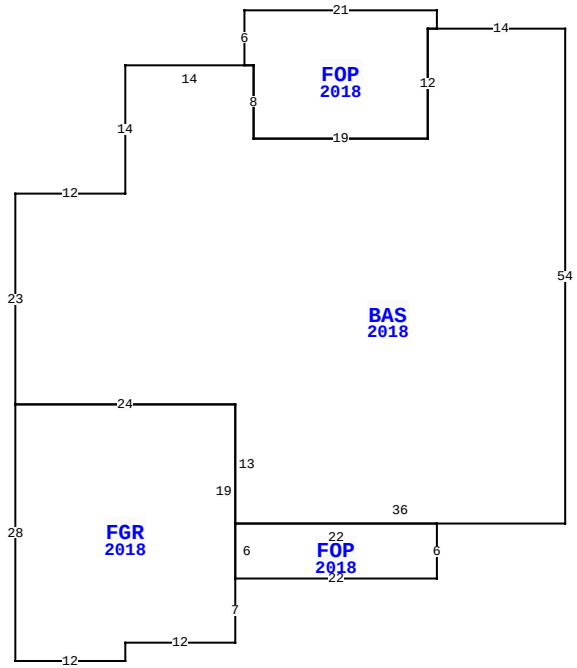
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,428	100	2,428	386,448
FGR	648	55	356	56,662
FOP	132	30	40	6,366
FOP	274	30	82	13,051
TOTALS	3,482		2,906	462,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,906	108.4760	162.71	472,835	2018	2018	0	0	0	2.18	97.82

1 SFR CUST – 100% - 2019 Heated Area: 2428 HX Base Yr 2019



37605 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/11/2018 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		507,439
TOTAL MARKET OB/XF VALUE		7,310
TOTAL LAND VALUE - MARKET		46,000
TOTAL MARKET VALUE		560,749
SOH/AGL Deduction		210,455
ASSESSED VALUE		350,294
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		300,294
TOTAL JUST VALUE		560,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2097/1490	1/27/2017	WD	U	V	30	23,000

GRANTOR: PICKETT JULIE G REVOC

GRANTEE: HIGGINBOTHAM TERRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] N2 W21 S6 E1 S8 E19 N12 E1$ W1 S12 W19 N8 W14 S14 W12 S23 FGR=[YR=2018] S28 E12 N2 E12 N7 FOP=[YR=2018] E22 N6 W22 S6$ N19 W24$ E24 S13 E36 N54$.

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	100	0	0	1,884.00	SF	4.00	4.00	100	2018	2018	3	97	7,310	

LAND DESCRIPTION

TOTAL OB/XF 7,310

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	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	23,000.00	23,000.00	46,000							

REVIEW DATE 07/19/2021 BY TWA Total Acres: 2.00 Total Land Value: 46,000 Market: 0 Agricultural: 0 Common: 46,000 PRINTED 08/06/2024 BY SYS

PT OF SE1/4 OF SEC 4-3N-24E
IN OR 2097/1490
DECLARATION OF COVT'S REST'S &

HIGGINBOTHAM TERRY L & TANYA LEE
37605 KINGS FERRY RD
HILLIARD, FL 32046

2024

04-3N-24-0000-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

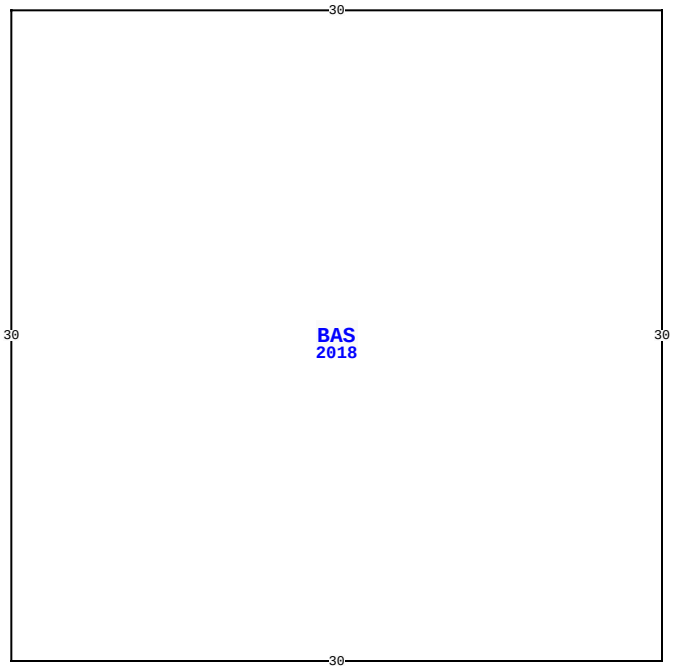
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	29,737
TOTALS	900		900	29,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	99.3600	34.78	31,302	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2019 Heated Area: 900 HX Base Yr 2019



37605 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/11/2018 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		507,439
TOTAL MARKET OB/XF VALUE		7,310
TOTAL LAND VALUE - MARKET		46,000
TOTAL MARKET VALUE		560,749
SOH/AGL Deduction		210,455
ASSESSED VALUE		350,294
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		300,294
TOTAL JUST VALUE		560,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2097/1490	1/27/2017	WD	U	V	30	23,000

GRANTOR: PICKETT JULIE G REVOC

GRANTEE: HIGGINBOTHAM TERRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S30 E30 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/19/2021 BY TWA Total Acres: 2.00 Total Land Value: 46,000 Market: 0 Agricultural: 0 Common: 46,000 PRINTED 08/06/2024 BY SYS

PT OF SE1/4 OF SEC 4-3N-24E
IN OR 2097/1490
DECLARATION OF COVT'S REST'S &

HIGGINBOTHAM TERRY L & TANYA LEE
37605 KINGS FERRY RD
HILLIARD, FL 32046

2024

04-3N-24-0000-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
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

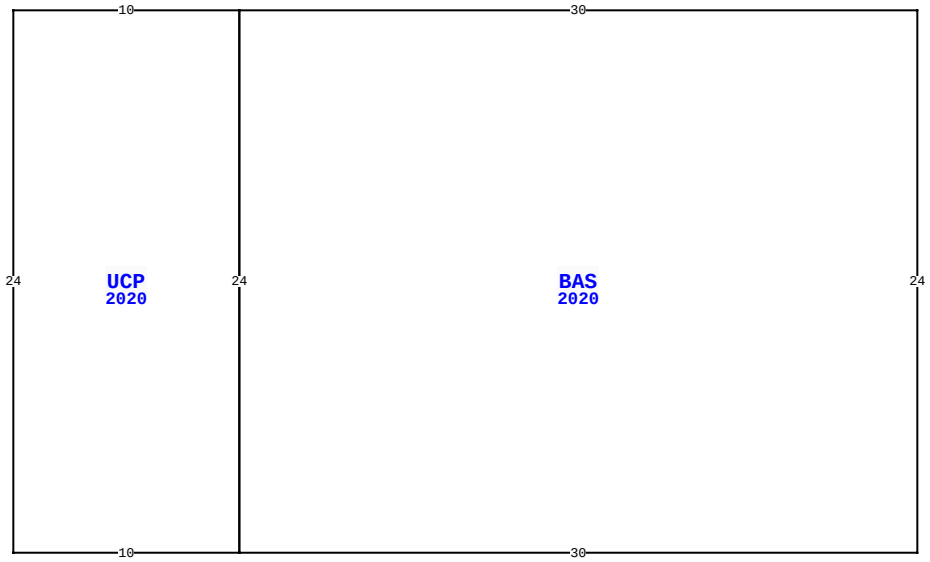
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	14,226
UCP	240	20	48	949
TOTALS	960		768	15,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	58.1900	20.37	15,644	2020	2020	0	0	0	3.00	97.00

3 GARAGE RES – 100% - 2019 Heated Area: 720 HX Base Yr 2019



37605 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/11/2018 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		507,439
TOTAL MARKET OB/XF VALUE		7,310
TOTAL LAND VALUE - MARKET		46,000
TOTAL MARKET VALUE		560,749
SOH/AGL Deduction		210,455
ASSESSED VALUE		350,294
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		300,294
TOTAL JUST VALUE		560,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2097/1490	1/27/2017	WD	U	V	30	23,000

GRANTOR: PICKETT JULIE G REVOC
GRANTEE: HIGGINBOTHAM TERRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 UCP=[YR=2020] W10 S24 E10 N24$ S24 E30 N24$.

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 07/19/2021 BY TWA Total Acres: 2.00 Total Land Value: 46,000 Market: 0 Agricultural: 0 Common: 46,000 PRINTED 08/06/2024 BY SYS