PT OF LOTS 17 18 & 19
IN OR 2424/211
PENNY HADDOCK ESTATES PB 5/338

HIGGINBOTHAM JUSTIN D & DANAE
26245 CIRCLE T LANE
HILLIARD, FL 32046

2024

05-4N-24-1630-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

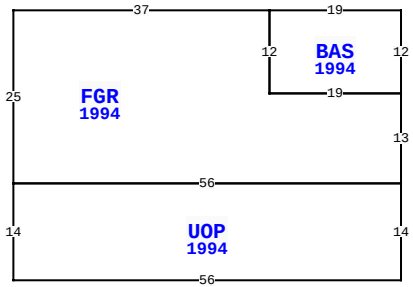
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

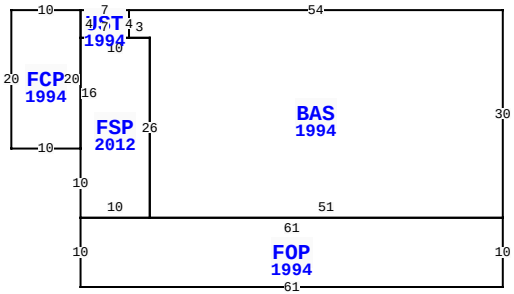
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100	228	6,630
BAS	1,542	100	1,542	44,841
FCP	200	25	50	1,454
FGR	1,172	55	645	18,757
FOP	610	30	183	5,322
FSP	260	40	104	3,024
UOP	784	20	157	4,566
UST	28	45	13	378
TOTALS	4,824		2,922	84,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	2,922	93.0600	116.32	339,887	1994	1994	0	0	25	14.50	25.00

1 SNGL FAM – 0% - 0 Heated Area: 1770 HX Base Yr





283088 LAKE HAMPTON 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	84,972
TOTAL MARKET OB/XF VALUE	6,007
TOTAL LAND VALUE - MARKET	466,280
TOTAL MARKET VALUE	172,898
SOH/AGL Deduction	0
ASSESSED VALUE	172,898
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,898
TOTAL JUST VALUE	557,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	639,616

INTERIOR REMODEL AND ADDITION TO EXISTING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012453	ADDITION	440,000	09/27/2023
E941480	NEW CONSTR	0	12/01/1994
B941295	NEW CONSTR	68,985	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/0211	1/06/2021	QC	U	I	11	100
GRANTOR: MINCHEW DANYELLE BROO						
GRANTEE: HIGGINBOTHAM JUSTIN						
2411/0297	11/19/2020	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM DANAE ET						
GRANTEE: HIGGINBOTHAM DANAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=-10,54] W54 S4 E3 S26 E51 N30 $
FGR=[YR=1994;ORIG=-19,0] W37 S25 E56 N13 W19 N12 $
FOP=[YR=1994;ORIG=-10,84] W61 S10 E61 N10 $
UOP=[YR=1994;ORIG=-56,25] S14 E56 N14 W56 $
FSP=[YR=2012;ORIG=-71,74] S10 E10 N26 W10 S16 $
BAS=[YR=1994;ORIG=0,0] W19 S12 E19 N12 $
FCP=[YR=1994;ORIG=-71,54] W10 S20 E10 N20 $
UST=[YR=1994;ORIG=-64,54] W7 S4 E7 N4 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0811	CONCRETE B	0	0	0	0	836.00	SF	5.20	5.20	100	1999	1999	3	77	3,347	

LAND DESCRIPTION

TOTAL OB/XF 6,007

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	0	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	27.00	AC		1.00	1.00	1.00	795.00	795.00	21,465							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.02	AC		1.00	1.00	1.00	225.00	225.00	454							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	29.02	AC		1.00	1.00	1.00	14,000.00	14,000.00	406,280							

REVIEW DATE 07/02/2024 BY WW Total Acres: 31.02 Total Land Value: 81,919 Market: 406,280 Agricultural: 21,919 Common: 60,000 PRINTED 08/06/2024 BY SYS