BLOCK 75 LOT 2
TOWN OF HILLIARD

HIGGINBOTHAM WAYNE & LAURI
45209 OAK TRAIL
CALLAHAN, FL 32011

2024

08-3N-24-2380-0075-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

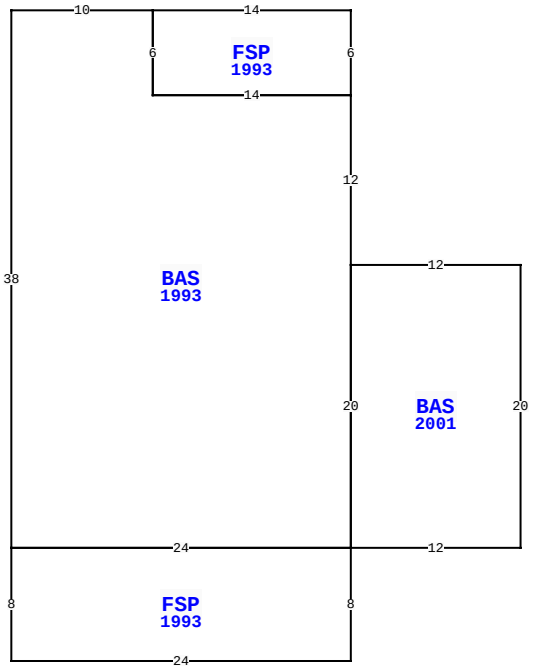
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	828	67,892
BAS	240	100	240	19,679
FSP	84	40	34	2,787
FSP	192	40	77	6,314
TOTALS	1,344		1,179	96,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,179	104.9400	99.69	117,535	1977	1981	0	0	0	17.75	82.25

1 SINGLE FAM – 0% - 0 Heated Area: 1068 HX Base Yr



37382 W FIFTH ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	96,673
TOTAL MARKET OB/XF VALUE	4,335
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	164,008
SOH/AGL Deduction	7,717
ASSESSED VALUE	156,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,291
TOTAL JUST VALUE	164,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01-0845	ADDITION	6,500	01/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2256/1367	2/21/2019	SW	U	I	37	52,500
GRANTOR: FIRST COAST INC						
GRANTEE: HIGGINBOTHAM WAYNE						
2016/0971	12/02/2015	TX	U	I	11	40,000
GRANTOR: TAX COLLECTOR						
GRANTEE: FIRST COAST INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 BAS=[YR=1993] N12 FSP=[YR=1993] N6 W14 S6 E14 $ W14 N6 W10 S38 FSP=[YR=1993] S8 E24 N8 W24 $ E24 N20 $ S20 E12 N20 $.

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	0825	BRICK	0	0	9	9	81.00	SF	12.50	12.50	100	2002	2002	3	95	962	
2	0811	CONCRETE B	0	0	0	0	791.00	SF	5.20	5.20	100	2002	2002	3	82	3,373	

LAND DESCRIPTION

TOTAL OB/XF 4,335

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	000100	C	SFR	0	0005	R-3	210.00	210.00	210.00	FF		1.00	1.00	1.00	300.00	300.00	63,000							

REVIEW DATE 12/23/2020 BY TWX Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/06/2024 BY SYS