

BLOCK 120 LOTS 13 THRU 18
IN OR 1602/1315 & OR 1780/1828
2000 MERT DW/MH

HIGGINBOTHAM DEAN E & ANN M
27201 W 5TH AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0120-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 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

Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	55,705
TOTALS	1,152		1,152	55,705

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0755	FSP	0 100	0	0	432.00	SF	20.00	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0006	RM-4	150.00	125.00	150.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	140.1600	105.12	121,098	2000	2000	0	0	0	54.00	46.00
3 M/H 94+ - 100% - 2013				Heated Area: 1152				HX Base Yr 2013				
24 48 24 BAS 2012												

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
1	0755	FSP	0 100	0	0	432.00	SF	20.00	20.00	100	2013	2013	3	60	5,184	

TOTAL OB/XF										5,184						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000102	C	SFR/MH	100	0006	RM-4	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		55,705	
TOTAL MARKET OB/XF VALUE		5,184	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		105,889	
SOH/AGL Deduction		48,113	
ASSESSED VALUE		57,776	
TOTAL EXEMPTION VALUE		HX HB	32,776
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		105,889	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		104,867	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110253	MH MOVE-ON	0	12/01/2011
01-0823	MH MOVE-ON	0	12/27/2000
0108513	ADDITION	3,000	12/27/2000
	ADDITION	1,400	03/20/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1780/1828	10/28/2011	QC	U	I	11	100	
GRANTOR: ARNOLD NELLA ETAL							
GRANTEE: HIGGINBOTHAM DEAN E							
1602/1315	1/27/2009	QC	U	I	11	100	
GRANTOR: ARNOLD JEROME JR & NE							
GRANTEE: ARNOLD NELLA ETAL							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2012] W48 S24 E48 N24S.																