

HIGGINBOTHAM LANA DORIS
3735 LORENA DR
HILLIARD, FL 32046

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	30 VINYL 100	0100	MDL	01	1,626	129.0300	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	0	NORM	% COND	91.50												
Exterior Wall	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020										Heated Area: 1356										HX Base Yr 2020									
Roof Structur	12	MODULAR MT 100											VALUATION BY										STANDARD									
Roof Cover	05	DRYWALL 100											Tax Group: 3										Tax Dist:									
Interior Wall	14	CARPET 90											BUILDING MARKET VALUE										182,373									
Interior Floo	08	SHT VINYL 10											TOTAL MARKET OB/XF VALUE										7,794									
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET										22,000									
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE										212,167									
Bedrooms		3 100											SOH/AGL Deduction										71,267									
Bathrooms		2 100											ASSESSED VALUE										140,900									
Frame	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100											BASE TAXABLE VALUE										90,900									
Units	00	NONE 100	TOTAL JUST VALUE										212,167																			
Occupancy	00	NONE 100	NCON VALUE										0																			
			INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE										204,090																			