PT OF SW1/4 OF NE1/4 &
PT OF NW1/4 OF SE1/4
IN OR 2023/1182

HIGGINBOTHAM RICHARD D E & CATHERINE A L/E/
15457 CR 108
HILLIARD, FL 32046

2024

30-3N-24-0000-0003-0040

BUILDING CHARACTERISTICS

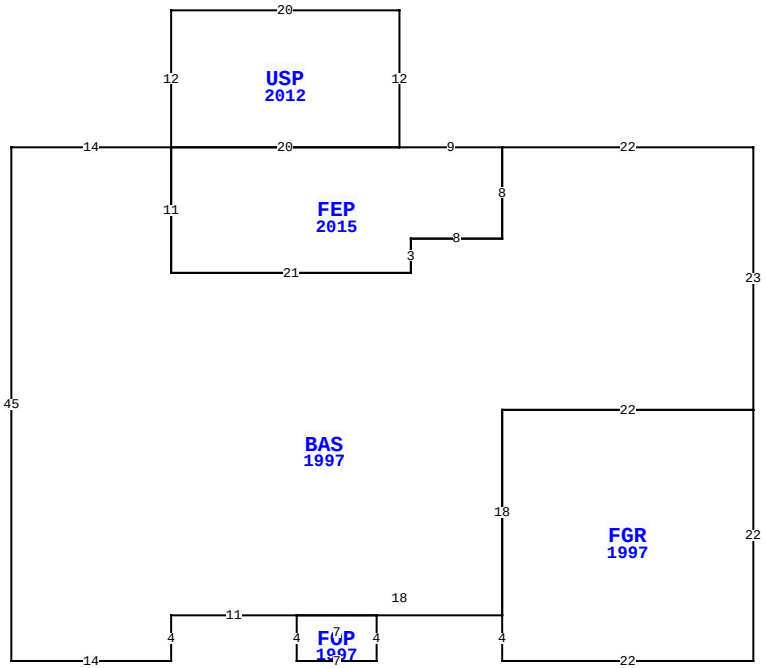
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	2,030	201,334
FEP	295	80	236	23,406
FGR	484	55	266	26,382
FOP	28	30	8	794
USP	240	30	72	7,141
TOTALS	3,077		2,612	259,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,612	94.1760	117.72	307,485	1997	2002	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 1998 Heated Area: 2030 HX Base Yr 1998



15457 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,070
TOTAL MARKET OB/XF VALUE		14,419
TOTAL LAND VALUE - MARKET		112,500
TOTAL MARKET VALUE		415,989
SOH/AGL Deduction		202,717
ASSESSED VALUE		213,272
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,272
TOTAL JUST VALUE		415,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009373	1200 SF GARAGE	61,536	07/19/2021
20004975	REPAIR/RRF	19,000	06/09/2020
B97	NEW CONSTR	100,000	10/01/1997
B974207	GARAGE	6,800	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2023/1182	1/12/2016	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM RICHARD						
GRANTEE: HIGGINBOTHAM RICHAR						
2006/0044	9/16/2015	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM RICHARD						
GRANTEE: FLEEMAN CHRISTINE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W22 FEP=[YR=2015] W9 USP=[YR=2012] N12 W20 S12 E20$ W20 S11 E21 N3 E8 N8 $ S8 W8 S3 W21 N11 W14 S45 E14 N4 E11 FOP=[YR=1997] S4 E7 N4 W7 $ E18 FGR=[YR=1997] S4 E22 N22 W22 S18 $ N18 E22 N23 $.

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	1,226.00	SF	4.00	4.00	100	1997	1997	3	73	3,580	
2	0812	CONCRETE C	0	100	0	0	1,266.00	SF	4.00	4.00	100	2000	2000	3	79	4,001	
3	0803	ASPHALT C	0	100	310	8	2,480.00	SF	2.00	2.00	100	2004	2004	3	54	2,678	
4	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	100	2022	2022	3	100	4,160	

LAND DESCRIPTION

TOTAL OB/XF 14,419

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	0004	OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	25,000.00	25,000.00	112,500							

REVIEW DATE 04/20/2022 BY TWX Total Acres: 4.50 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/06/2024 BY SYS

PT OF SW1/4 OF NE1/4 &
PT OF NW1/4 OF SE1/4
IN OR 2023/1182

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HILLIARD, FL 32046

2024

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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	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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

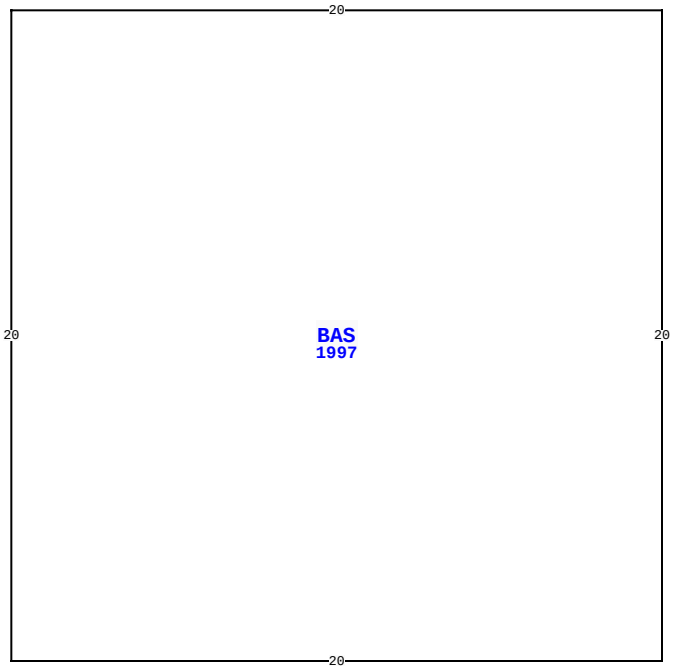
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	6,694
TOTALS	400		400	6,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	88.5500	30.99	12,396	1997	1997	0	0	0	46.00	54.00

2 GARAGE RES – 100% - 1998 Heated Area: 400 HX Base Yr 1998



15457 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
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VALUATION SUMMARY

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BASE TAXABLE VALUE		163,272
TOTAL JUST VALUE		415,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2023/1182	1/12/2016	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM RICHARD						
GRANTEE: HIGGINBOTHAM RICHAR						
2006/0044	9/16/2015	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM RICHARD						
GRANTEE: FLEEMAN CHRISTINE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W20 S20 E20 N20 $.

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 04/20/2022 BY TWX Total Acres: 4.50 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/06/2024 BY SYS

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PT OF NW1/4 OF SE1/4
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HILLIARD, FL 32046

2024

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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

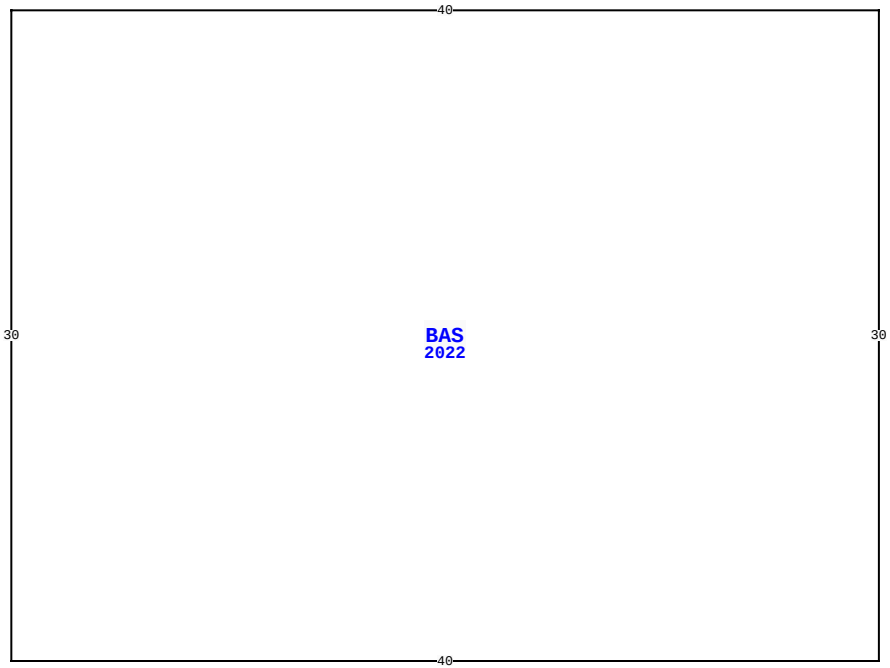
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	23,320
TOTALS	1,200		1,200	23,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	19.63	23,556	2022	2022	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 1998 Heated Area: 1200 HX Base Yr 1998



15457 CR 108, HILLIARD

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GRANTEE: HIGGINBOTHAM RICHAR						
2006/0044	9/16/2015	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM RICHARD						
GRANTEE: FLEEMAN CHRISTINE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W40 S30 E40 N30$.

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 04/20/2022 BY TWX Total Acres: 4.50 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/06/2024 BY SYS