BLOCK 2 LOT 2
IN OR 2663/1750
TOWN OF KINGS FERRY PB O/64

HIGGINBOTHAM GENE E L/E/
4997 BILL JOHNSON ROAD
HILLIARD, FL 32046

2024

49-4N-25-4260-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

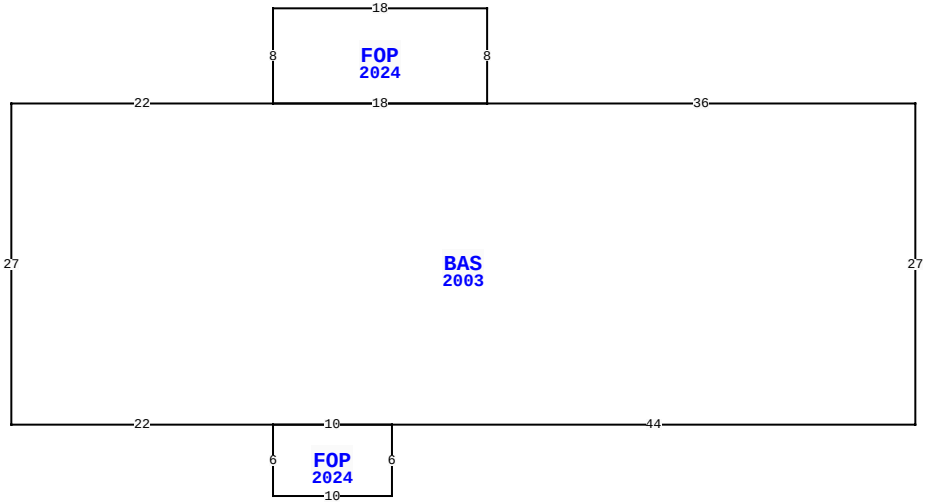
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	98,595
FOP	60	30	18	865
FOP	144	30	43	2,066
TOTALS	2,256		2,113	101,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,113	123.2000	92.40	195,241	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2003 Heated Area: 2052 HX Base Yr 2003



4997 BILL JOHNSON RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		101,525
TOTAL MARKET OB/XF VALUE		20,818
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		212,343
SOH/AGL Deduction		98,315
ASSESSED VALUE		114,028
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,028
TOTAL JUST VALUE		212,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,021

GANGWAY & MISC CONCRETE NO VALUE
GAFL375(A/B)75173SP21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P7383	NEW CONSTR	0	12/01/2003
7812	MH MOVE-ON	2,000	05/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1750	8/28/2023	LE	U	I	11	100
GRANTOR: HIGGINBOTHAM GENE EDW						
GRANTEE: JAMES KORTNEY DANIE						
1099/0527	12/09/2002	QC	U	I	01	100
GRANTOR: HIGGINBOTHAM GENE E &						
GRANTEE: HIGGINBOTHAM GENE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W36 W18 W22 S27 E22 E10 E44 N27 $
FOP=[YR=2024;ORIG=-54,0] E18 N8 W18 S8 $
FOP=[YR=2024;ORIG=-54,27] E10 S6 W10 N6 $
.

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	0300	BOAT DCK W	0	100	0	0	485.00	SF	40.00	40.00	100	1997	1997	3	25	4,850	
2	0303	FLT DOCK W	0	100	24	8	192.00	SF	26.00	26.00	100	1995	1995	3	28	1,398	
3	0303	FLT DOCK W	0	100	40	8	320.00	SF	26.00	26.00	100	1995	1995	3	28	2,330	
7	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2024	2010		45	2,160	
8	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2024	2010		60	10,080	

LAND DESCRIPTION

TOTAL OB/XF 20,818

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	000132	C	SFR RIVER	100		OR	0.00	0.00	1.00	LT		1.00	1.00	0.90	100,000.00	90,000.00	90,000							

REVIEW DATE 01/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS