

HIGGINBOTHAM DAVID
481410 HADDOCK ROAD
HILLIARD, FL 32046

51-2N-25-4170-0033-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10009PINE WOOD 10001NONE 10002CONVECTION 10021001WOOD FRAME 1001.1.10000DIST 1D 10000NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA08NEIGHBORHOOD/LOC8019.00BAS75210075252,428FOP7230221,534TOTALS82477453,962EXTRA FEATURESBLD DATEXF DATEINC DATEL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES10940SHEDS/PORT0081080.00SF30.0030.001002003200332150420751UOP0081296.00SF10.0010.0010020032003332307LAND DESCRIPTIONLNUSE CODECLSLAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPH FACT% CONDOT ADJUNIT PRICETOTAL OB/XFADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CSFR00006RM0.000.005.00UT1.001.001.0010,000.0010,000.0050,000REVIEW DATE04/02/2019BYKBTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND01000177495.000090.2569,854196119610022.7577.25

SINGLE FAM - 0% - 0Heated Area: 752HX Base YrBAS1993FOP1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDMARKET VALUE91,589TOTAL MARKET OB/XF VALUE811TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE142,400SOH/AGL Deduction0ASSESSED VALUE142,400TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE142,400TOTAL JUST VALUE142,400NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE137,244SALES DATAOFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE0923/10573/09/2000WDQI35,000GRANTOR: LAND JOHN & HERMAN &GRANTEE: HIGGINBOTHAM DAVIDBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W32 S22 E12 FOP=[YR=1993] S6 E12 N6W12\$ E12 S6 E8 N28\$.

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2024

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		25	MOD METAL 100		0820	02	910	98.2000	68.74	62,553	1985	1985	0	0	0	70.00	30.00	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		2 M/H 93- - 0% - 0													Heated Area: 910								HX Base Yr							
Roof Cover		01	MINIMUM 100		65141465 BAS2001																												
Interior Wall		04	PLYWOOD 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		0	0 100																														
Units			0 100																														
Quality		03	Quality Level 03																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA															08															
NEIGHBORHOOD/LOC		8019.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	910	100	910	18,766																													
TOTALS		910		910	18,766																												
EXTRA FEATURES					45103 JAMES ST, CALLAHAN										BLD DATE				LGL DATE														
															XF DATE				LAND DATE														
															INC DATE				AG DATE														
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																	

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