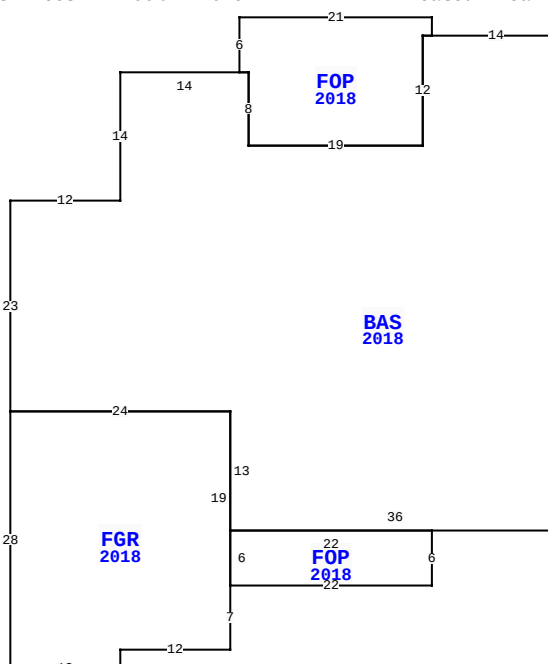


HIGGINBOTHAM TERRY L & TANYA LEE
37605 KINGS FERRY RD
HILLIARD, FL 32046

04-3N-24-0000-0004-0110



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	31	HARDIE BRD 90	0500	01	2,906	103.0522	162.82	473,155	2018	2018		0		0	2.70	97.30	VALUATION BY		STANDARD							
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2019														Tax Group: 3		Tax Dist:							
Roof Cover	03	COMP SHNGL 100	Heated Area: 2428														BUILDING MARKET VALUE		507,353							
Interior Wall	05	DRYWALL 100	HX Base Yr 2019														TOTAL MARKET OB/XF VALUE		7,310							
Interior Floo	12	HARDWOOD 70															TOTAL LAND VALUE - MARKET		70,000							
Interior Floo	11	CLAY TILE 30															TOTAL MARKET VALUE		584,663							
Air Condition	03	CENTRAL 100															SOH/AGL Deduction		224,210							
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		360,453							
Bedrooms	3	100															TOTAL EXEMPTION VALUE		HX HB		50,722					
Bathrooms	2	100															BASE TAXABLE VALUE		309,731							
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		584,663							
Stories	0	0 100															NCON VALUE		0							
Units	0	0 100															INCOME VALUE									
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE		560,749							
Quality			02	Quality Level 02																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM			MKT AREA											06												
NEIGHBORHOOD/LOC			6001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,428	100	2018	2,428	384,653																					
FGR	648	55	2018	356	56,399																					
FOP	132	30	2018	40	6,337																					
FOP	274	30	2018	82	12,991																					
TOTALS			3,482		2,906	460,380																				
EXTRA FEATURES						37605 KINGS FERRY RD, HILLIARD										BLD DATE		LGL DATE		05/07/2025		MLU				
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	XF DATE		LAND DATE		AG DATE					
1	0812	CONCRETE C	0 100	0	0	1,884.00	SF	4.00	4.00	100	2018	2018	3	97	7,310											
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000100	C	RES	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000									
REVIEW DATE 04/07/2025 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS																										



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 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	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 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			06
NEIGHBORHOOD/LOC	6001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2018	900	31,099
TOTALS	900			900	31,099

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	99.3600	36.76	33,084	2018	2018	0	0	0	6.00	94.00
2 GARAGE RES - 100% - 2019						Heated Area: 900		HX Base Yr 2019				
30 30 30 30 BAS 2018												
				BLD DATE					LGL DATE			

