PT OF LOTS 17 18 & 19
IN OR 2424/211
PENNY HADDOCK ESTATES PB 5/338

HIGGINBOTHAM JUSTIN D & DANAE
283088 LAKE HAMPTON RD
HILLIARD, FL 32046

2025

05-4N-24-1630-0019-0000

BUILDING CHARACTERISTICS

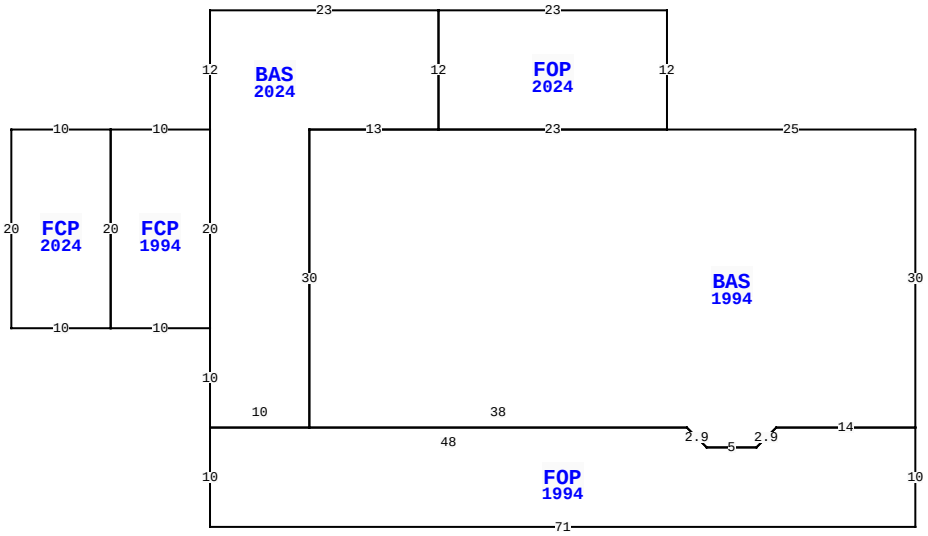
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100	1994	1,844	250,968
BAS	576	100	2024	576	78,394
FCP	200	25	1994	50	6,805
FCP	200	25	2024	50	6,805
FOP	696	30	1994	209	28,445
FOP	276	30	2024	83	11,296
TOTALS	3,792			2,812	382,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,812	103.1040	136.10	382,713	1994	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2420 HX Base Yr 2025



283088 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		406,465
TOTAL MARKET OB/XF VALUE		6,760
TOTAL LAND VALUE - MARKET		490,790
TOTAL MARKET VALUE		503,929
SOH/AGL Deduction		96,121
ASSESSED VALUE		407,808
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		357,086
TOTAL JUST VALUE		904,015
NCON VALUE		75,164
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012453	ADDITION	440,000	09/27/2023
E941480	NEW CONSTR	0	12/01/1994
B941295	NEW CONSTR	68,985	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/0211	1/06/2021	QC	U	I	11	100
GRANTOR: MINCHEW DANYELLE BROO						
GRANTEE: HIGGINBOTHAM JUSTIN						
2411/0297	11/19/2020	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM DANAE ET						
GRANTEE: HIGGINBOTHAM DANAE						

BUILDING NOTES

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
2	0811	CONCRETE B	0	100	0	0	836.00	SF	5.20	5.20	100	1999	1999	3	75	3,260	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=-80,16] W25 W23 W13 S30 E38 D2R2 E5 U2R2 E14 N30 $
FOP=[YR=1994;ORIG=-80,46] W14 D2L2 W5 U2L2 W48 S10 E71 N10 $
BAS=[YR=2024;ORIG=-151,4] E23 S12 W13 S30 W10 N10 N20 N12 $
FOP=[YR=2024;ORIG=-128,4] E23 S12 W23 N12 $
FCP=[YR=1994;ORIG=-151,16] W10 S20 E10 N20 $
FCP=[YR=2024;ORIG=-171,16] E10 S20 W10 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,760

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	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	27.00	AC		1.00	1.00	1.00	750.00	750.00	20,250							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.02	AC		1.00	1.00	1.00	225.00	225.00	454							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	29.02	AC		1.00	1.00	1.00	14,500.00	14,500.00	420,790							

REVIEW DATE 07/02/2024 BY WW Total Acres: 31.02 Total Land Value: 90,704 Market: 420,790 Agricultural: 20,704 Common: 70,000 PRINTED 07/30/2025 BY SYS

PT OF LOTS 17 18 & 19
IN OR 2424/211
PENNY HADDOCK ESTATES PB 5/338

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HILLIARD, FL 32046

2025

05-4N-24-1630-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	04	Quality Level 04

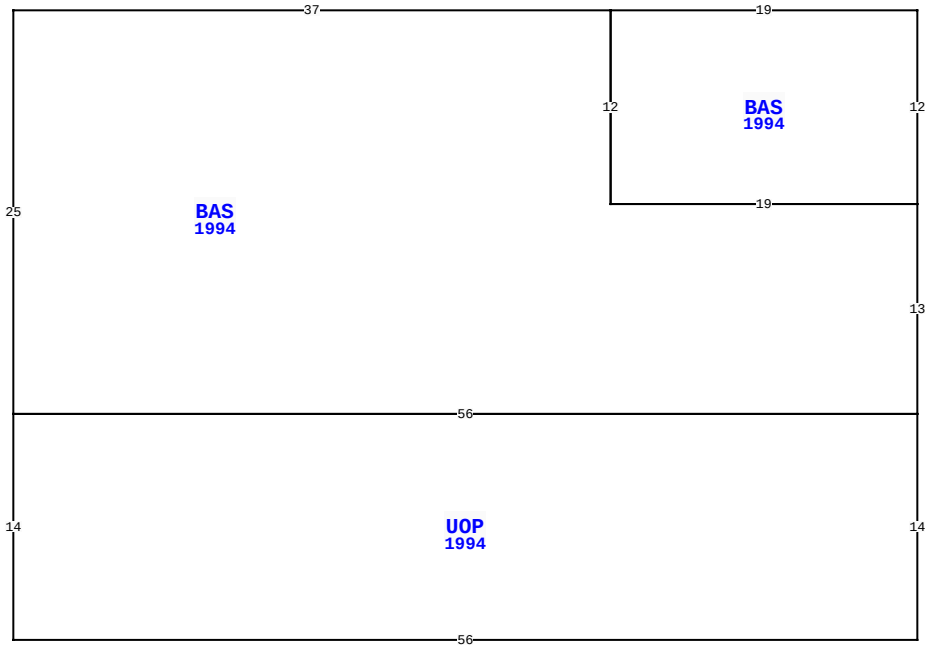
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100	1994	228	3,478
BAS	1,172	100	1994	1,172	17,879
UOP	784	20	1994	157	2,395
TOTALS	2,184			1,557	23,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,557	82.4670	30.51	47,504	1994	1994	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2025 Heated Area: 1400 HX Base Yr 2025



283088 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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2411/0297	11/19/2020	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM DANAE ET						
GRANTEE: HIGGINBOTHAM DANAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=20,10] E37 S12 E19 S13 W56 N25 $
BAS=[YR=1994;ORIG=57,10] E19 S12 W19 N12 $
UOP=[YR=1994;ORIG=20,35] E56 S14 W56 N14 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/02/2024 BY WW Total Acres: 31.02 Total Land Value: 90,704 Market: 420,790 Agricultural: 20,704 Common: 70,000 PRINTED 07/30/2025 BY SYS