BLOCK 122 LOTS 9 THRU 12
IN OR 1958/1936
1977 DIAM DW/MH

HIGGINBOTHAM LELAND K
27290 W FIFTH AV
HILLIARD, FL 32046

2025

08-3N-24-2380-0122-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

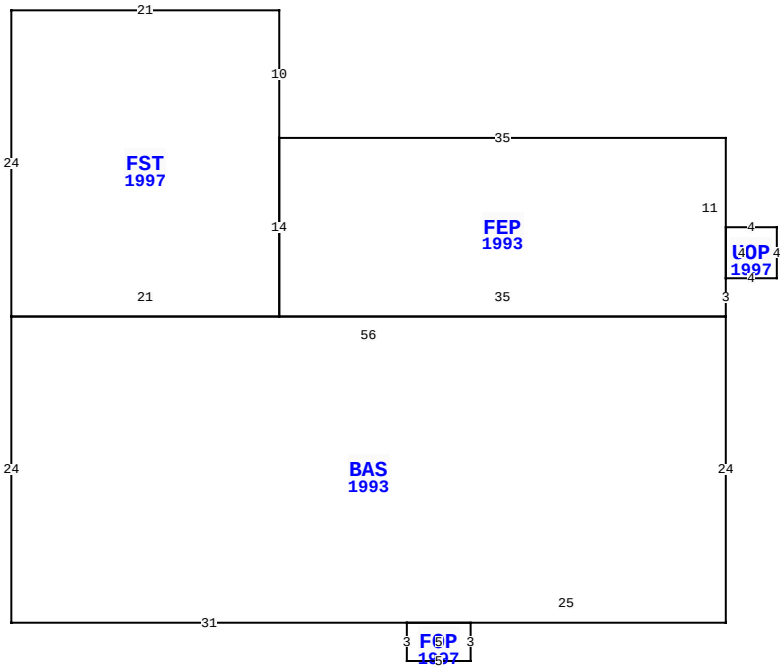
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,344	100	1993	1,344	39,611
FEP	490	85	1993	416	12,260
FOP	15	30	1997	4	118
FST	504	65	1997	328	9,667
UOP	16	25	1997	4	118
TOTALS	2,369			2,096	61,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,096	122.8000	98.24	205,911	1976	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2025 Heated Area: 1760 HX Base Yr 2025



27290 W FIFTH AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		61,773
TOTAL MARKET OB/XF VALUE		11,799
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		108,572
SOH/AGL Deduction		0
ASSESSED VALUE		108,572
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		52,850
TOTAL JUST VALUE		108,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9803041	XFOB	3,950	03/27/1998
	XFOB	10,430	10/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1958/1936	1/23/2015	WD	U	I	11	100
GRANTOR: ARNOLD JEROME & NELLA						
GRANTEE: HIGGINBOTHAM LELAND						
1934/1166	8/12/2014	PR	U	I	19	100
GRANTOR: SCHEELE PAUL E P/R						
GRANTEE: ARNOLD JEROME & NEL						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W35 FST=[YR=1997] N10 W21 S24 BAS=[YR=1993] S24 E31 FOP=[YR=1997] S3 E5 N3 W5$ E25 N24 W56$ E21 N14 $ S14 E35 N3 UOP=[YR=1997] E4 N4 W4 S4$ N11$.

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	0810	CONCRETE A	0	100	8	18	144.00	SF	6.50	6.50	100	1980	1980	3	30	281	
2	0681	POLE SHED	0	100	12	18	216.00	SF	15.00	15.00	100	1975	1975	3	20	648	
3	0940	SHEDS/PORT	0	100	8	9	72.00	SF	21.30	21.30	100	1995	1995	3	20	307	
4	0940	SHEDS/PORT	0	100	8	6	48.00	SF	20.10	20.10	100	1994	1994	3	20	193	
5	0810	CONCRETE A	0	100	0	0	208.00	SF	6.50	6.50	100	2005	2005	3	84	1,136	
6	0510	GARAGE WD-	0	100	40	16	640.00	SF	35.00	35.00	100	2005	2005	3	36	8,064	
7	1242	WD DECK A	0	100	0	0	150.00	SF	10.00	10.00	100	2018	2018	3	78	1,170	

LAND DESCRIPTION

TOTAL OB/XF 11,799

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	000100	C	RES	100	0006	RM-4	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							

REVIEW DATE 11/05/2019 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS