

HIGGINBOTHAM DAVID E
481410 HADDOCK ROAD
HILLIARD, FL 32046

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100

03GABLE/HIP 100

12MODULAR MT 100

04PLYWOOD 100

14CARPET 90

08SHT VINYL 10

03CENTRAL 100

03FORCED AIR 100

3 100
2 100

02WOOD FRAME 100

1. 1. 100
0 100

03Quality Level 03

0200MOBILE HOME

MKT AREA09

9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,40410019991,40443,893

TOTALS1,4041,40443,893

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10753UEP001616256.00SF22.0022.00100201420143713,999

21242WD DECK A0081296.00SF10.0010.0010019961996320192

31242WD DECK A00148112.00SF10.0010.0010020132013355616

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00006OR0.000.003.03AC1.001.001.0030,000.0030,000.0090,900

REVIEW DATE01/14/2021BYWWATotal Acres: 3.03Total Land Value: 90,900Market: 0Agricultural: 0Common: 90,900PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,404122.6000104.21146,311199419940070.0030.00

Heated Area: 1404HX Base Yr

BAS1999

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE43,893

TOTAL MARKET OB/XF VALUE4,807

TOTAL LAND VALUE - MARKET90,900

TOTAL MARKET VALUE139,600

SOH/AGL Deduction32,006

ASSESSED VALUE107,594

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE107,594

TOTAL JUST VALUE139,600

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE119,567

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2045/02035/05/2016SWUII1234,800

GRANTOR:SELENE FINANCE LP

GRANTEE:HIGGINBOTHAM DAVID

2032/18933/09/2016CTUII18100

GRANTOR:CLERK OF COURT

GRANTEE:SELENE FINANCE LP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W52 S27 E52 N27\$.