

PT LOTS 37,38,67 & 68
IN OR 2329/1204 (EX ESMT IN
OR 418/532 & OR 418/534)

HIGGINBOTHAM FAMILY REVOC LVG TRUST/HIGGINBOTHAM S
6726 SW 35TH WAY
GAINESVILLE, FL 32608

2025

14-2N-26-4280-0005-0010



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	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,160	100
FOP	75	30
FSP	200	40
TOTALS	1,435	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,262	109.7200	109.72	138,467	1950	1960	0	0	23.25	76.75

1 SINGLE FAM - 0% - 0

Heated Area: 1160

HX Base Yr

The diagram shows a floor plan with the following dimensions and area calculations:

- Main rectangle: 27 (width) x 40 (height)
- Top rectangle: 25 (width) x 8 (height)
- Bottom rectangle: 15 (width) x 5 (height)
- Total area: 1160

Area calculations are shown in blue text:

- FSP 1993 25
- BAS 1993 27
- FOP 1993 15

BLD DATE
YE DATE

LGL DATE
LAND DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			106,273
TOTAL MARKET OB/XF VALUE			9,485
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			315,758
SOH/AGL Deduction			76,033
ASSESSED VALUE			239,725
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			239,725
TOTAL JUST VALUE			315,758
NCON VALUE			17,401
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,113
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2329/1204	11/16/2019	WD U	I 11
GRANTOR: TUTTLE JONI & STANLEY			
GRANTEE: HIGGINBOTHAM FAMILY			
1667/1609	3/09/2010	WD U	I 30
GRANTOR: HIGGINBOTHAM JAMES F			
GRANTEE: HIGGINBOTHAM STANLEY			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W2 FSP=[YR=1993] N8 W25 S8 E25\$ W27 S40 E9			
FOP=[YR=1993] S5 E15 N5 W15\$ E20 N40\$.			

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0300	BOAT DCK W	0	0	12	12			40.00	100	1996	1996	3
2	0310	AL GANG WY	0	0	0	0			115.00	100	2025	2024	100
3	0300	BOAT DCK W	0	0	18	6			40.00	100	2025	2024	100
4	0317	DCK PLNG W	0	0	0	0			1,000.00	100	2025	2024	100

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
1	000131	C	RES CREEK	0		RM	122.00	355.00	1.00	LT		1.00	1.00