

PT LOT 59
IN OR 972/961
(EX R/W OR 1679/912 &

HIGGINBOTHAM SISSON JR & SUSAN
28529 FRANKLIN ROAD
HILLIARD, FL 32046

2025

25-4N-23-2020-0059-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floor	14	CARPET 90
Interior Floor	13	LVT/LAMNT 10
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

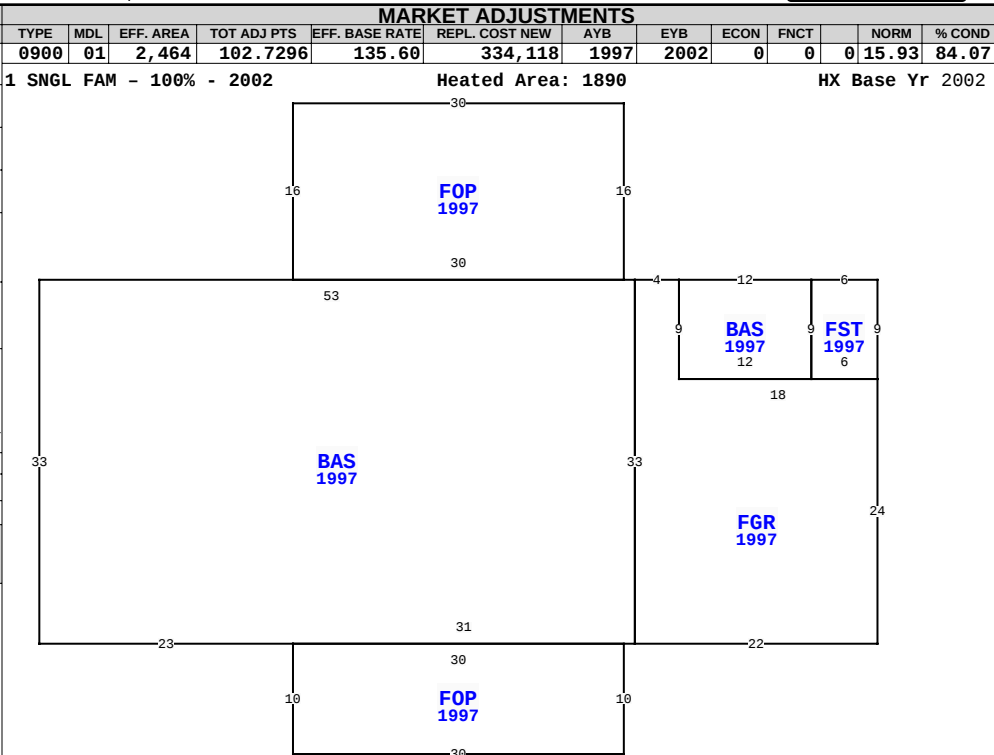
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100	1997	108	12,312
BAS	1,782	100	1997	1,782	203,146
FGR	564	55	1997	310	35,340
FOP	300	30	1997	90	10,260
FOP	480	30	1997	144	16,416
FST	54	55	1997	30	3,420

TOTALS	3,288			2,464	280,893
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	100	8	8	64.00	SF	21.30	21.30	273
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	613
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	2,765
4	0510	GARAGE WD-	0	100	0	0	750.00	SF	35.00	35.00	6,825
5	0681	POLE SHED	0	100	0	0	750.00	SF	15.00	15.00	7,200

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC	
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC	
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC	
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	5.77	AC	
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.77	AC	



28529 FRANKLIN RD, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/09/2025	MLU
11/05/2024	KBA

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		280,893	
TOTAL MARKET OB/XF VALUE		17,676	
TOTAL LAND VALUE - MARKET		185,015	
TOTAL MARKET VALUE		373,319	
SOH/AGL Deduction		178,911	
ASSESSED VALUE		194,408	
TOTAL EXEMPTION VALUE		HX HB DX	55,722
BASE TAXABLE VALUE		138,686	
TOTAL JUST VALUE		483,584	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		464,363	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008570	REPAIR/RRF	22,279	09/17/2020
B973879	NEW CONSTR	81,270	04/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0972/0961	2/27/2001	WD	Q	I		187,000	
GRANTOR: PHILLIPS RUSSELL							
GRANTEE: HIGGINBOTHAM SISSON							
0753/1070	3/08/1996	WD	Q	I		40,000	
GRANTOR: FRANKLIN DONALD W & T							
GRANTEE: PHILLIPS RUSSELL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1997] W6 BAS=[YR=1997] W12 FGR=[YR=1997] W4											
BAS=[YR=1997] W1 FOP=[YR=1997] N16 W30 S16 E30 \$ W53 S33 E23											
FOP=[YR=1997] S10 E30 N10 W30 \$ E31 N33 \$ S33 E22 N24 W18 N9											
\$ S9 E12 N9 \$ S9 E6 N9 \$.											