PT LOT 59 IN OR 2589/455
2015 LIOH DW/MH
CORNWALL SURVEY

HIGGINBOTHAM JEFFERY KYLE
28535 FRANKLIN RD
HILLIARD, FL 32046

2025

25-4N-23-2020-0059-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

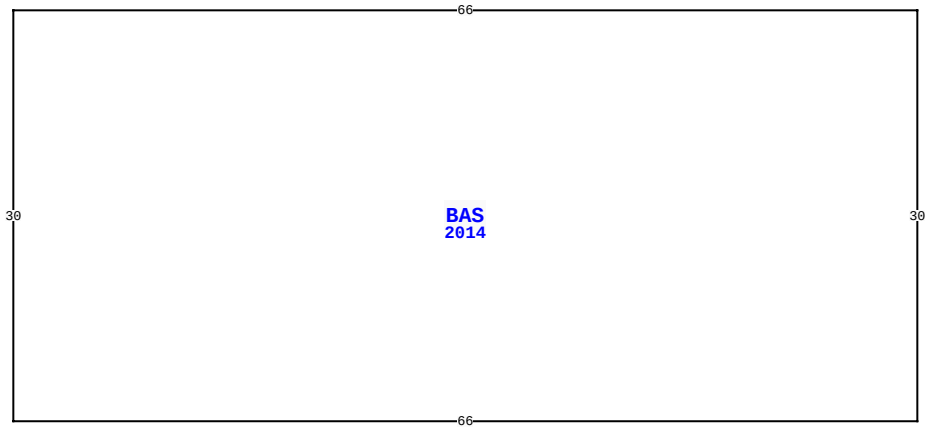
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2014	1,980	141,533
TOTALS	1,980			1,980	141,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,980	116.8000	99.28	196,574	2014	2014	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2016 Heated Area: 1980 HX Base Yr 2016



28535 FRANKLIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		141,533
TOTAL MARKET OB/XF VALUE		6,631
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		193,164
SOH/AGL Deduction		73,046
ASSESSED VALUE		120,118
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,396
TOTAL JUST VALUE		193,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145608	MH MOVE-ON	0	12/31/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0455	7/21/2022	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM CHERISH						
GRANTEE: HIGGINBOTHAM JEFFER						
1948/1183	11/07/2014	WD	U	V	11	100
GRANTOR: HIGGINBOTHAM SISSON C						
GRANTEE: HIGGINBTOHAM CHERIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W66 S30 E66 N30$.

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	0350	CARPORT WD	0	100	36	24	864.00	SF	9.36	9.36	100	2019	2019	3	82	6,631	

LAND DESCRIPTION

TOTAL OB/XF 6,631

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/18/2020 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS