IN OR 688/1207 & OR 947/140
PARCELS 4-2 & 4-4

HIGGINBOTHAM ADAM T & JOLIE
8260 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2025

29-1S-23-0000-0004-0020

BUILDING CHARACTERISTICS

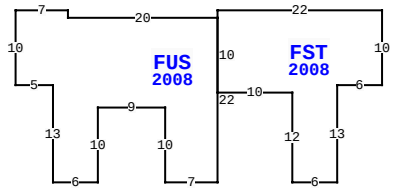
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

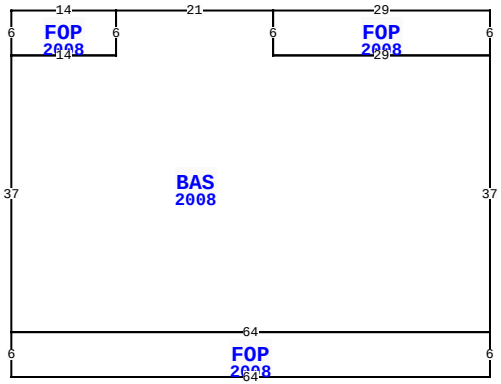
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2008	2,494	293,578
FOP	84	30	2008	25	2,943
FOP	174	30	2008	52	6,121
FOP	384	30	2008	115	13,537
FST	308	55	2008	169	19,894
FUS	446	100	2008	446	52,500
TOTALS	3,890			3,301	388,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,301	96.8760	127.88	422,132	2008	2008	0	0	0	7.95	92.05

1 SNGL FAM – 100% - 1995 Heated Area: 2940 HX Base Yr 1995





8260 CR 121, BRYCEVILLE

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: 6	Tax Dist:	
BUILDING MARKET VALUE		419,870
TOTAL MARKET OB/XF VALUE		23,324
TOTAL LAND VALUE - MARKET		147,840
TOTAL MARKET VALUE		591,034
SOH/AGL Deduction		298,542
ASSESSED VALUE		292,492
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		241,770
TOTAL JUST VALUE		591,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300562	REPAIR/RRF	25,000	01/13/2023
B2210699	GARAGE	46,538	07/14/2022
B1530713	GARAGE	31,198	07/31/2015
C16123	CO ISSUED	0	04/29/2009
B16123	NEW CONSTR	192,812	09/01/2005
E15795	ELEC OTHER	2,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/0823	1/16/2021	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM ADAM T &						
GRANTEE: HIGGINBOTHAM ADAM &						
0688/1207	9/17/1993	QC	Q	V	01	100
GRANTOR: HIGGINBOTHAM F L & V						
GRANTEE: HIGGINBOTHAM ADAM						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W29 BAS=[YR=2008] W21 FOP=[YR=2008] W14 S6 E14 N6$ S6 W14 S37 FOP=[YR=2008] S6 E64 N6 W64$ E64 N37 W29 N6$ S6 E29 N6$ PTR=N15 FUS=[YR=2008] N13 W5 N10 E7 S1 E20 FST=[YR=2008] N1 E22 S10 W6 S13 W6 N12 W10 N10$ S22 W7 N10 W9 S10 W6$ S15$.

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	0681	POLE SHED	0	100	14	14	196.00	SF	15.00	15.00	100	1990	1990	3	20	588	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
3	0681	POLE SHED	0	100	20	14	280.00	SF	15.00	15.00	100	2008	2008	3	48	2,016	
4	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2015	2015	3	75	18,900	

LAND DESCRIPTION

TOTAL OB/XF 23,324

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	0004	OR	0.00	0.00	3.62	AC		1.00	1.00	1.00	30,000.00	30,000.00	108,600							
2	000100	C	RES	100	0004	OR	0.00	0.00	1.09	AC		1.00	1.00	0.80	45,000.00	36,000.00	39,240							

REVIEW DATE 04/25/2023 BY WW Total Acres: 4.71 Total Land Value: 147,840 Market: 0 Agricultural: 0 Common: 147,840 PRINTED 07/30/2025 BY SYS

IN OR 688/1207 & OR 947/140
PARCELS 4-2 & 4-4

HIGGINBOTHAM ADAM T & JOLIE
8260 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2025

29-1S-23-0000-0004-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

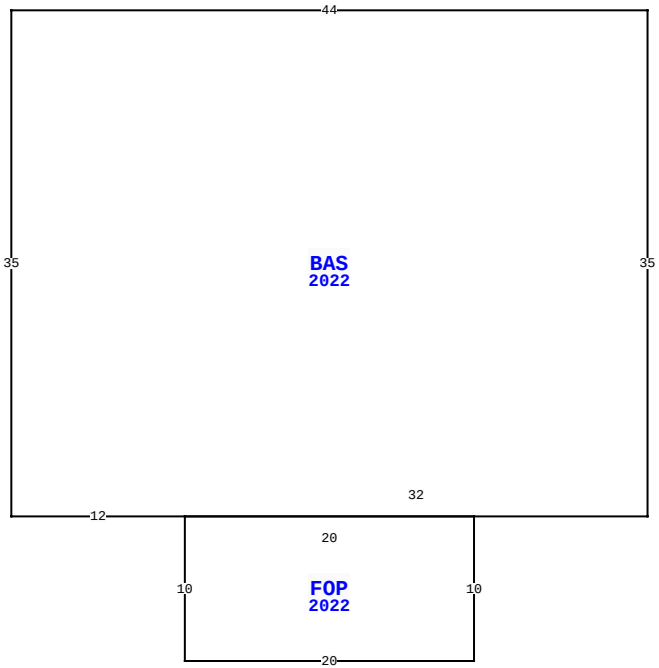
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	2022	1,540	30,123
FOP	200	30	2022	60	1,174
TOTALS	1,740			1,600	31,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,600	53.9580	19.96	31,936	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 1995 Heated Area: 1540 HX Base Yr 1995



8260 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE		241,770
TOTAL JUST VALUE		591,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10340	MECH OTHER	0	09/01/2005
P10055	OTHER	0	09/01/2005
R08268	REPAIR/RRF	2,500	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2430/0823	1/16/2021	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM ADAM T &						
GRANTEE: HIGGINBOTHAM ADAM &						
0688/1207	9/17/1993	QC	Q	V	01	100
GRANTOR: HIGGINBOTHAM F L & V						
GRANTEE: HIGGINBOTHAM ADAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W44 S35 E12 FOP=[YR=2022] S10 E20 N10 W20$ E32 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/25/2023 BY WW Total Acres: 4.71 Total Land Value: 147,840 Market: 0 Agricultural: 0 Common: 147,840 PRINTED 07/30/2025 BY SYS