

PT OF SW1/4 OF NE1/4 &
PT OF NW1/4 OF SE1/4
IN OR 2800/1988

HIGGINBOTHAM FAMILY TRUST/HIGGINBOTHAM RICHARD D T
15457 CR 108
HILLIARD, FL 32046

2025

30-3N-24-0000-0003-0040



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 4															
Exterior Wall	20	FACE BRICK 100	0900	01	2,612	94.1760	124.31	324,698	1997	2002	0	0	0	16.50	83.50	VALUATION SUMMARY														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 1998													Heated Area: 2030														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1998														
Interior Wall	05	DRYWALL 100																												
Interior Floo	08	SHT VINYL 80																												
Interior Floo	14	CARPET 20																												
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			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	2,030	100	1997	2,030	210,711																									
FEP	295	80	2015	236	24,496																									
FGR	484	55	1997	266	27,610																									
FOP	28	30	1997	8	830																									
USP	240	30	2012	72	7,473																									
TOTALS			3,077		2,612	271,123																								
EXTRA FEATURES						15457 CR 108, HILLIARD																								
L N	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	0812	CONCRETE C	0	100	0	0	1,226.00	SF	4.00	4.00	100	1997	1997	3	72	3,531														
2	0812	CONCRETE C	0	100	0	0	1,266.00	SF	4.00	4.00	100	2000	2000	3	77	3,899														
3	0803	ASPHALT C	0	100	310	8	2,480.00	SF	2.00	2.00	100	2004	2004	3	52	2,579														
4	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	100	2022	2022	3	99	4,118														
LAND DESCRIPTION																		TOTAL OB/XF 14,127												
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	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	4.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	135,000													
REVIEW DATE 04/20/2022 BY TWX Total Acres: 4.50 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS																														

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 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	400	100
	1997	400
		6,683
TOTALS	400	400 6,683

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	88.5500	32.76	13,104	1997	1997	0	0	0	49.00	51.00
2 GARAGE RES - 100% - 1998												
						Heated Area: 400			HX Base Yr 1998			
20 20 20 BAS 1997												

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