PT S1/2 OF N1/2 OF W1/2 OF
NW1/4 IN OR 2509/533

JOHNSON EDITH JEANETTE L/E/
456375 OLD DIXIE HWY
HILLIARD, FL 32046-8443

2025

34-3N-24-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

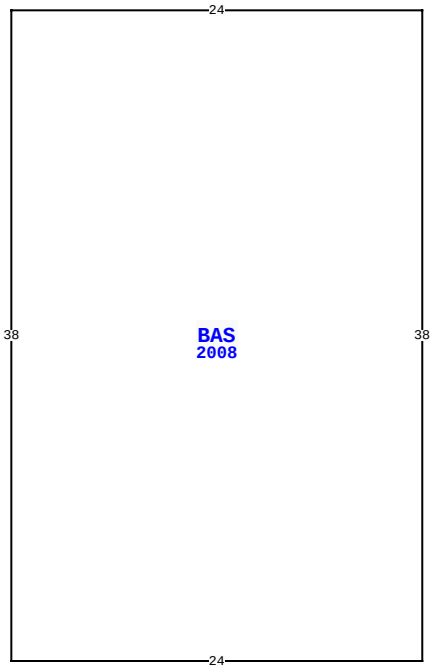
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	912	100	2008	912	22,742
TOTALS	912			912	22,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	912	86.4000	31.97	29,157	2008	2008	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2012 Heated Area: 912 HX Base Yr 2012



456375 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,498
TOTAL MARKET OB/XF VALUE		13,817
TOTAL LAND VALUE - MARKET		175,200
TOTAL MARKET VALUE		270,008
SOH/AGL Deduction		103,343
ASSESSED VALUE		166,665
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,943
TOTAL JUST VALUE		398,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24681	ADDITION	32,185	05/01/2011
B24682	ADDITION	6,250	05/01/2011
C5324	CO ISSUED	0	03/10/2011
E23225	ELEC OTHER	0	02/01/2011
MHU5324	MH MOVE-ON	0	02/01/2011
M15912	H/AC	0	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2509/0533	10/19/2021	QC	U	I	11	100
GRANTOR: JOHNSON EDITH J F/K/A						
GRANTEE: HIGGINBOTHAM SHANA						
2103/1175	1/20/2017	QC	U	I	11	100
GRANTOR: JOHNSON JEANETTE BETT						
GRANTEE: HIGGINBOTHAM SEAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W24 S38 E24 N38$.

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	0811	CONCRETE B	0	100	0	0	583.00	SF	3.48	3.48	100	2008	2008	3	88	1,787	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	
3	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	2011	2011	3	60	2,160	
4	0812	CONCRETE C	0	100	0	0	1,242.00	SF	4.00	4.00	100	2011	2011	3	91	4,521	
5	0810	CONCRETE A	0	100	0	0	340.00	SF	6.50	6.50	100	2008	2008	3	88	1,945	
6	0351	CARPORT MT	0	100	36	16	576.00	SF	6.30	6.30	100	2016	2016	3	70	2,540	

LAND DESCRIPTION

TOTAL OB/XF 13,817

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	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	4.34	AC		1.00	1.00	1.00	390.00	390.00	1,693							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.34	AC		1.00	1.00	1.00	30,000.00	30,000.00	130,200							

REVIEW DATE 11/08/2021 BY TWA Total Acres: 5.34 Total Land Value: 46,693 Market: 130,200 Agricultural: 1,693 Common: 45,000 PRINTED 07/30/2025 BY SYS

PT S1/2 OF N1/2 OF W1/2 OF
NW1/4 IN OR 2509/533

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456375 OLD DIXIE HWY
HILLIARD, FL 32046-8443

2025

34-3N-24-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

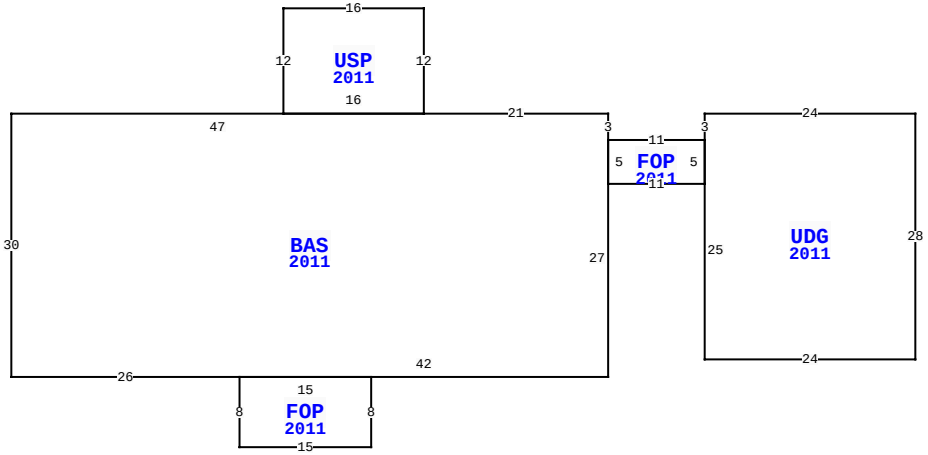
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
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	2,040	100	2011	2,040	147,040
FOP	55	30	2011	16	1,153
FOP	120	30	2011	36	2,595
UDG	672	60	2011	403	29,048
USP	192	50	2011	96	6,919
TOTALS	3,079			2,591	186,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,591	128.4800	109.21	282,963	2011	2011	0	0	0	34.00	66.00

3 M/H 94+ – 100% - 2012 Heated Area: 2040 HX Base Yr 2012



456375 OLD DIXIE HWY, HILLIARD

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XF DATE		LAND DATE	05/21/2025 MLU
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TOTAL JUST VALUE		398,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P14627	OTHER	0	02/01/2011
B20400	GARAGE	30,096	08/01/2007
E19838	ELEC OTHER	500	08/01/2007
P12643	OTHER	0	08/01/2007
R10647	REPAIR/RRF	1,500	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0533	10/19/2021	QC	U	I	11	100
GRANTOR: JOHNSON EDITH J F/K/A						
GRANTEE: HIGGINBOTHAM SHANA						
2103/1175	1/20/2017	QC	U	I	11	100
GRANTOR: JOHNSON JEANETTE BETT						
GRANTEE: HIGGINBOTHAM SEAN E						

BUILDING NOTES

BUILDING DIMENSIONS

UDG=[YR=2011] W24 S3 FOP=[YR=2011] W11 BAS=[YR=2011] N3 W21 USP=[YR=2011] N12 W16 S12 E16$ W47 S30 E26 FOP=[YR=2011] S8 E15 N8 W15$ E42 N 27$ S5 E11 N5$ S25 E24 N28$.

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 11/08/2021 BY TWA Total Acres: 5.34 Total Land Value: 46,693 Market: 130,200 Agricultural: 1,693 Common: 45,000 PRINTED 07/30/2025 BY SYS