



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	06	CUST PANEL	10
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,280	100	1993
FOP	48	30	1993
FOP	80	30	1993
TOTALS	1,408		

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
0100	01	1,318	106.1840	106.18	139,945	1958	1958		0	0	35.00	65.00																	
1 SINGLE FAM - 0% - 0 Heated Area: 1280 HX Base Yr																													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> <th>MLU</th> <th>KBA</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2025</td> <td>10/22/2024</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	KBA				05/08/2025	10/22/2024			
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			90,964
TOTAL MARKET OB/XF VALUE			10,527
TOTAL LAND VALUE - MARKET			547,800
TOTAL MARKET VALUE			190,902
SOH/AGL Deduction			39,350
ASSESSED VALUE			151,552
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			151,552
TOTAL JUST VALUE			649,291
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			640,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1800/0094	6/23/2012	PR U	I		30	100
GRANTOR: HIGGINBOTHAM HELEN RU						
GRANTEE: HIGGINBOTHAM DELVIN						
0578/0715	8/24/1989	MS Q	V		03	100
GRANTOR: BOARD OF COUNTY COMMI						
GRANTEE: HIGGINBOTHAM HELEN						

EXTRA FEATURES																	
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	0811	CONCRETE B	0	0	0	0	1,030.00	SF	5.20	5.20	100	1966	1966	3	20	1,071	
2	0201	BARN WD 10	0	0	32	50	1,600.00	SF	12.75	12.75	100	1971	1971	3	20	4,080	
3	0511	GARAGE CB-	0	0	24	28	672.00	SF	40.00	40.00	100	1970	1970	3	20	5,376	

LAND DESCRIPTION														TOTAL OB/XF										
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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	10.57	AC		1.00	1.00	1.00	370.00	370.00	3,911							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.57	AC		1.00	1.00	1.00	40,000.00	40,000.00	462,800							

LAND DESCRIPTION														TOTAL OB/XF										
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1	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
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