

PT OF W1/2 OF SE1/4 OF NW1/4
IN OR 891/723 & PT OR 653/964
& OR 1214/233

FRANKLIN BOBBY Y II & TARA C
37224 HIGGINBOTHAM DRIVE
HILLIARD, FL 32046

2026

03-3N-24-0000-0004-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality 02 Quality Level 02

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	2,462	100	2017	2,462	308,850
FEP	224	80	2017	179	22,455
FGR	722	55	2017	397	49,803
FOP	408	30	2017	122	15,304
FUS	460	100	2017	460	57,706
FUS	999	100	2017	999	125,321
STP	98	10	2017	10	1,254

TOTALS 5,373 4,629 580,693

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	0681	POLE SHED	0	0	40	13			520.00	SF	15.00				2,106	
2	0681	POLE SHED	0	0	40	13			520.00	SF	15.00				2,106	
3	0510	GARAGE WD-	0	0	50	40			2,000.00	SF	35.00				18,900	
4	0912	SCRN RM G	0	0	20	12			240.00	SF	21.00				1,008	

LAND DESCRIPTION

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	0	0007	OR	0.00	0.00	8.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	161,500							

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,629	95.7524	133.10	616,120	2017	2017	0	0	0	5.75	94.25

1 SNGL FAM 0% - 0

Heated Area: 3921

HX Base Yr

Floor plan diagram showing various rooms and areas labeled with codes and years:

- FEP 2017
- FGR 2017
- BAS 2017
- FUS 2017
- FOP 2017
- STP 2017

37333 HIGGINBOTHAM RD, HILLIARD

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

05/12/2026 MLU

EXTRA FEATURES

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3	0510	GARAGE WD-	0	0	50	40			2,000.00	SF	35.00				18,900	
4	0912	SCRN RM G	0	0	20	12			240.00	SF	21.00				1,008	

TOTAL OB/XF 24,120

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	0	0007	OR	0.00	0.00	8.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	161,500							

Total Acres: 8.50 Total Land Value: 161,500 Market: 0 Agricultural: 0 Common: 161,500

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		580,693
TOTAL MARKET OB/XF VALUE		24,120
TOTAL LAND VALUE - MARKET		161,500
TOTAL MARKET VALUE		766,313
SOH/AGL Deduction		0
ASSESSED VALUE		766,313
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		766,313
TOTAL JUST VALUE		766,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		753,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703157	CO ISSUED	0	04/11/2017
E22956	NEW CONSTR	0	09/01/2010
M14132	MECH OTHER	0	09/01/2008
P13469	OTHER	0	09/01/2008
E19637	ELEC OTHER	7,500	07/01/2007
B16927	NEW CONSTR	270,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0891/0723	7/15/1999	WD	Q	V		40,000
GRANTOR: GATLIN WALTER R JR						
GRANTEE: FRANKLIN BOBBY Y II						
0343/0679	9/01/1981	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W8 FEP=[YR=2017] N8 W28 S8 E28\$ W28 N8 W1 U2 L2 W8 D2 L2 W10 S8 W17 S11 FGR=[YR=2017] S27 E6 S2 E10 N2 E4 FOP=[YR=2017] S10 E17 STP=[YR=2017] D7 L2 E16 U7 L2 W12\$ E31 N10 W6 S2 W36 N2 W6\$ E6 N27 W26\$ E26 S29 E36 N2 E14 N38\$ PTR=[YR=2017] E20 FUS=[YR=2017] E4 N3 E21 S20 W21 N7 W4 N10\$ E30 FUS=[YR=2017] E7 N8 E13 S14 D1 R4 D4 R6 E11 S22 W13 W6 E6 N9 W6 S9 W15 N29 W7 N4\$ W50\$.

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