

BLOCK 120 LOTS 13 THRU 18
IN OR 1602/1315 & OR 1780/1828
2000 MERT DW/MH

HIGGINBOTHAM DEAN E & ANN M
27201 W 5TH AVE
HILLIARD, FL 32046

2026

08-3N-24-2380-0120-0130



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 1 3																																	
Exterior Wall	05	AVERAGE 100	0800	02	1,152	147.3600	132.62	152,778	2000	2000	0	0	0	58.00	42.00	VALUATION SUMMARY																																
Roof Structur	03	GABLE/HIP 100	3 M/H 94+ 100% - 2013													Heated Area: 1152 HX Base Yr 2013																																
Roof Cover	12	MODULAR MT 100	24 48 48 24 BAS 2012																								VALUATION BY STANDARD																					
Interior Wall	05	DRYWALL 100																									Tax Group: 3 Tax Dist:																					
Interior Floo	14	CARPET 70																									BUILDING MARKET VALUE 64,167																					
Interior Floo	08	SHT VINYL 30																									TOTAL MARKET OB/XF VALUE 4,320																					
Air Condition	03	CENTRAL 100																									TOTAL LAND VALUE - MARKET 51,750																					
Heating Type	04	AIR DUCTED 100																									TOTAL MARKET VALUE 120,237																					
Bedrooms		3 100																									SOH/AGL Deduction 59,180																					
Bathrooms		2 100																									ASSESSED VALUE 61,057																					
Frame	02	WOOD FRAME 100																									TOTAL EXEMPTION VALUE HX HB 36,057																					
Stories	0	0 100																									BASE TAXABLE VALUE 25,000																					
Units	0	0 100	TOTAL JUST VALUE 120,237																																													
Quality 05 Quality Level 05			NCON VALUE 0																																													
DOR CODE 0200 MOBILE HOME			INCOME VALUE																																													
MAP NUM MKT AREA 06			PREVIOUS YEAR MKT VALUE 117,642																																													
NEIGHBORHOOD/LOC 6001.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	1,152	100	2012	1,152	64,167																																											
TOTALS 1,152 1,152 64,167			27201 W FIFTH AVE, HILLIARD													BLD DATE XF DATE INC DATE											LGL DATE LAND DATE AG DATE											05/11/2026 MLU										
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	0755	FSP	0 100	0 0	432.00	SF	20.00	20.00	100	2013	2013	3	50	4,320																																		
LAND DESCRIPTION			TOTAL OB/XF 4,320																																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	RM-4	150.00	125.00	150.00	FF		1.00	1.00	1.00	345.00	345.00	51,750																															
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 07/09/2026 BY SYS																																																