IN OR 2045/203
PARCEL 4-7 EX 4-15
EX R/W IN OR 631/1027

HIGGINBOTHAM DAVID & GAIL
481410 HADDOCK ROAD
HILLIARD, FL 32046

2026

08-4N-24-0000-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

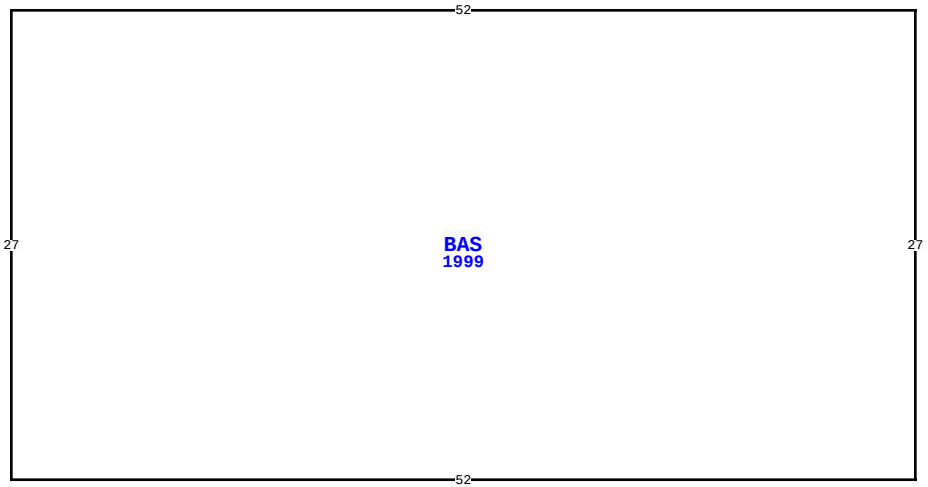
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1999	1,404	46,475
TOTALS	1,404			1,404	46,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	122.6000	110.34	154,917	1994	1994	0	0	0	70.00	30.00

2 M/H 94+ 0% - 0 Heated Area: 1404 HX Base Yr



274884 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	46,475
TOTAL MARKET OB/XF VALUE	4,582
TOTAL LAND VALUE - MARKET	84,840
TOTAL MARKET VALUE	135,897
SOH/AGL Deduction	17,544
ASSESSED VALUE	118,353
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,353
TOTAL JUST VALUE	135,897
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2824/1754	10/23/2025	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM DAVID &						
GRANTEE: HIGGINBOTHAM DAVID						
2045/0203	5/05/2016	SW	U	I	12	34,800
GRANTOR: SELENE FINANCE LP						
GRANTEE: HIGGINBOTHAM DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W52 S27 E52 N27$.

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	0753	UEP	0	0	16	16	256.00	SF	22.00	22.00	100	2014	2014	3	68	3,830	
2	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	1996	1996	3	20	192	
3	1242	WD DECK A	0	0	14	8	112.00	SF	10.00	10.00	100	2013	2013	3	50	560	

LAND DESCRIPTION

TOTAL OB/XF 4,582

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	000100	C	RES	0	0006	OR	0.00	0.00	3.03	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,840							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.03 Total Land Value: 84,840 Market: 0 Agricultural: 0 Common: 84,840 PRINTED 07/09/2026 BY SYS