

HIGGINBOTHAM SISSON JR & SUSAN
28529 FRANKLIN ROAD
HILLIARD, FL 32046

25-4N-23-2020-0059-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4	
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 4				Tax Dist:					
BUILDING MARKET VALUE				293,254					
TOTAL MARKET OB/XF VALUE				16,894					
TOTAL LAND VALUE - MARKET				118,270					
TOTAL MARKET VALUE				428,418					
SOH/AGL Deduction				153,302					
ASSESSED VALUE				275,116					
TOTAL EXEMPTION VALUE				HX HB DX		56,411			
BASE TAXABLE VALUE				218,705					
TOTAL JUST VALUE				428,418					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				483,584					
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
20008570		REPAIR/RRF			22,279		09/17/2020		
B973879		NEW CONSTR			81,270		04/01/1997		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0972/0961		2/27/2001		WD	Q	I		187,000	
GRANTOR: PHILLIPS RUSSELL									
GRANTEE: HIGGINBOTHAM Sisson									
0753/1070		3/08/1996		WD	Q	I		40,000	
GRANTOR: FRANKLIN DONALD W & T									
GRANTEE: PHILLIPS RUSSELL									
BUILDING NOTES									
BUILDING DIMENSIONS									
FST=[YR=1997] W6 BAS=[YR=1997] W12 FGR=[YR=1997] W4 BAS=[YR=1997] W1 FOP=[YR=1997] N16 W30 S16 E30 \$ W53 S33 E23 FOP=[YR=1997] S10 E30 N10 W30 \$ E31 N33 \$ S33 E22 N24 W18 N9 \$ S9 E12 N9 \$ S9 E6 N9 \$.									
LAND ALUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
19,000									
19,000									
2,500									
1,770									
76,000									

Common: 118,270 PRINTED 07/09/2026 BY SYS