PT OF SW1/4 OF NE1/4 &
PT OF NW1/4 OF SE1/4
IN OR 2800/1988

HIGGINBOTHAM FAMILY TRUST/HIGGINBOTHAM RICHARD D T
15457 CR 108
HILLIARD, FL 32046

2026

30-3N-24-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

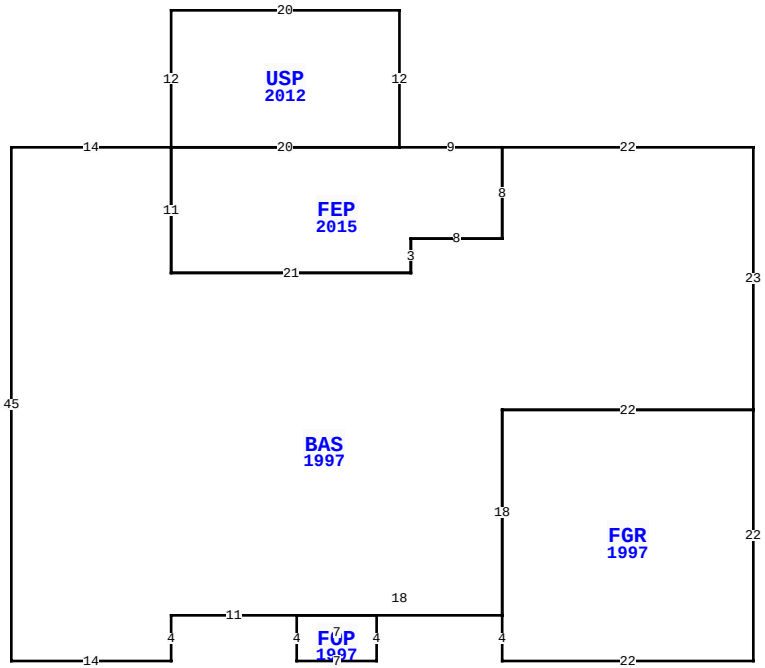
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	1997	2,030	219,889
FEP	295	80	2015	236	25,563
FGR	484	55	1997	266	28,813
FOP	28	30	1997	8	866
USP	240	30	2012	72	7,799
TOTALS	3,077			2,612	282,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,612	94.1760	130.90	341,911	1997	2002	0	0	0	17.25	82.75

1 SNGL FAM 100% - 1998 Heated Area: 2030 HX Base Yr 1998



15457 CR 108, 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		315,294
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		441,294
SOH/AGL Deduction		215,912
ASSESSED VALUE		225,382
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,971
TOTAL JUST VALUE		441,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009373	1200 SF GARAGE	61,536	07/19/2021
20004975	REPAIR/RRF	19,000	06/09/2020
B97	NEW CONSTR	100,000	10/01/1997
B974207	GARAGE	6,800	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/1988	7/16/2025	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM RICHARD						
GRANTEE: HIGGINBOTHAM FAMILY						
2023/1182	1/12/2016	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM RICHARD						
GRANTEE: HIGGINBOTHAM RICHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W22 FEP=[YR=2015] W9 USP=[YR=2012] N12 W20 S12 E20$ W20 S11 E21 N3 E8 N8 $ S8 W8 S3 W21 N11 W14 S45 E14 N4 E11 FOP=[YR=1997] S4 E7 N4 W7 $ E18 FGR=[YR=1997] S4 E22 N22 W22 S18 $ N18 E22 N23 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0004	OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	28,000.00	28,000.00	126,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.50 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 07/09/2026 BY SYS

PT OF SW1/4 OF NE1/4 &
PT OF NW1/4 OF SE1/4
IN OR 2800/1988

HIGGINBOTHAM FAMILY TRUST/HIGGINBOTHAM RICHARD D T
15457 CR 108
HILLIARD, FL 32046

2026

30-3N-24-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

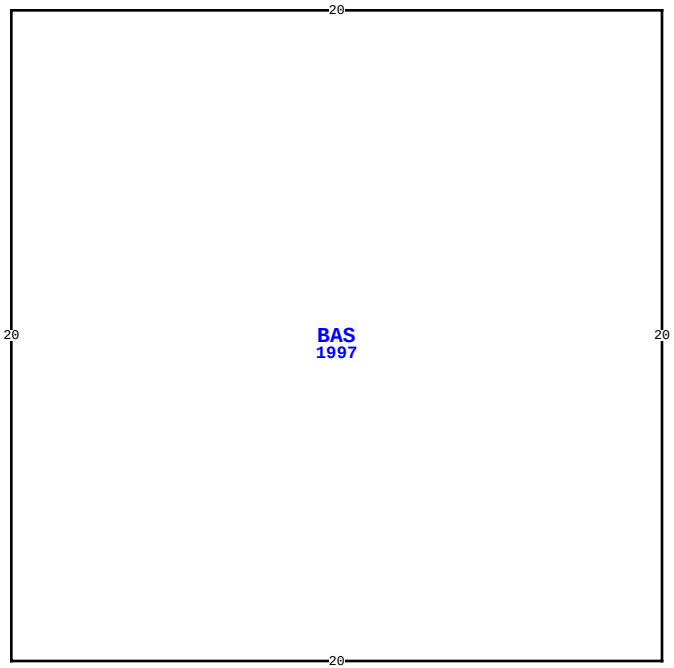
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	1997	400	6,906
TOTALS	400			400	6,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	88.5500	34.53	13,812	1997	1997	0	0	0	50.00	50.00

2 GARAGE RES 100% - 1998 Heated Area: 400 HX Base Yr 1998



15457 CR 108, 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		315,294
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		441,294
SOH/AGL Deduction		215,912
ASSESSED VALUE		225,382
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,971
TOTAL JUST VALUE		441,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/1988	7/16/2025	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM RICHARD						
GRANTEE: HIGGINBOTHAM FAMILY						
2023/1182	1/12/2016	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM RICHARD						
GRANTEE: HIGGINBOTHAM RICHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W20 S20 E20 N20 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.50 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 07/09/2026 BY SYS

PT OF SW1/4 OF NE1/4 &
PT OF NW1/4 OF SE1/4
IN OR 2800/1988

HIGGINBOTHAM FAMILY TRUST/HIGGINBOTHAM RICHARD D T
15457 CR 108
HILLIARD, FL 32046

2026

30-3N-24-0000-0003-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

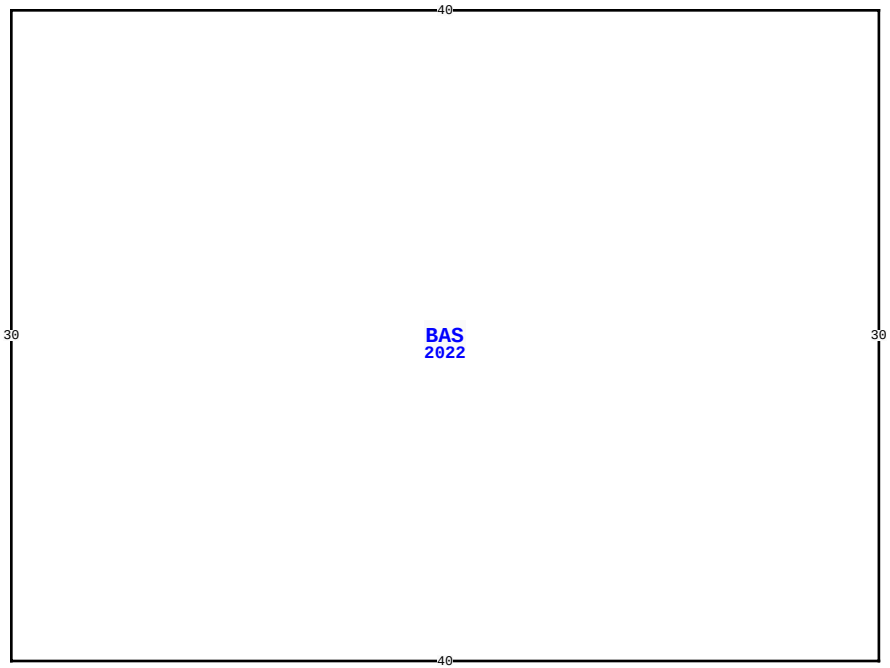
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2022	1,200	25,457
TOTALS	1,200			1,200	25,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	21.87	26,244	2022	2022	0	0	0	3.00	97.00

3 GARAGE RES 100% - 1998 Heated Area: 1200 HX Base Yr 1998



15457 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		315,294
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		441,294
SOH/AGL Deduction		215,912
ASSESSED VALUE		225,382
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,971
TOTAL JUST VALUE		441,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/1988	7/16/2025	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM RICHARD						
GRANTEE: HIGGINBOTHAM FAMILY						
2023/1182	1/12/2016	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM RICHARD						
GRANTEE: HIGGINBOTHAM RICHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W40 S30 E40 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.50 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 07/09/2026 BY SYS