IN OR 2426/319
PARCEL 5 SEC 8-2N-27 &
PARCEL 2 SEC 17-2N-27

HARVESTER FLORIDA LLC
4545 ORTEGA BLVD
JACKSONVILLE, FL 32210

2023

08-2N-27-0000-0005-0000

BUILDING CHARACTERISTICS

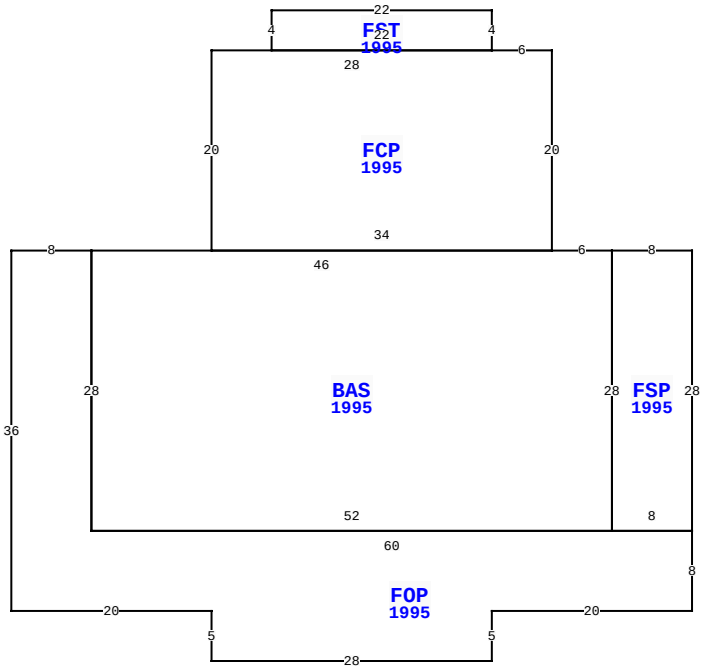
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	118,899
FCP	680	25	170	13,882
FOP	908	30	272	22,212
FSP	224	40	90	7,350
FST	88	55	48	3,920
TOTALS	3,356		2,036	166,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	105.1540	94.90	193,216	1995	1995	0	0	0	13.95	86.05

1 SINGLE FAM – 0% - 0 Heated Area: 1456 HX Base Yr



75294 CLYDE HIGGINBOTHAM RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	166,262
TOTAL MARKET OB/XF VALUE	3,793
TOTAL LAND VALUE - MARKET	233,600
TOTAL MARKET VALUE	403,655
SOH/AGL Deduction	72,155
ASSESSED VALUE	331,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,500
TOTAL JUST VALUE	403,655
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E995926	CHNGE SRVC	100	05/01/1999
95-01976	NEW CONSTR	70,000	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2426/0319	1/07/2021	CT	U	I	18	240,100
GRANTOR: CLERK OF COURT						
GRANTEE: HARVESTER FLORIDA L						
1501/1642	5/29/2007	WD	U	I	07	100
GRANTOR: SCOTT JANICE C						
GRANTEE: SCOTT JANICE C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1995] W8 BAS=[YR=1995] W6 FCP=[YR=1995] N20 W6 FST=[YR=1995] N4 W22 S4 E22$ W28 S20 E34$ W46 FOP=[YR=1995] W8 S36 E20 S5 E28 N5 E20 N8 W60 N28$ S28 E52 N28$ S28 E8 N28$.

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	0810	CONCRETE A	0	0	3	24	72.00	SF	6.50	6.50	100	1995	1995	3	72	337	
5	0803	ASPHALT C	0	0	0	0	3,200.00	SF	2.00	2.00	100	2003	2003	3	54	3,456	

LAND DESCRIPTION

TOTAL OB/XF 3,793

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	000116	C	SFR MARSH	0		OR	0.00	0.00	2.92	AC		1.00	1.00	1.00	80,000.00	80,000.00	233,600							

REVIEW DATE 02/13/2018 BY SBX Total Acres: 2.92 Total Land Value: 233,600 Market: 0 Agricultural: 0 Common: 233,600 PRINTED 08/02/2023 BY SYS