



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	VALUATION SUMMARY											
Exterior Wall	19	COMMON BRK 100	0100	01	2,527	117.1200	105.70	267,104	1986	1986	0	0	0	28.00	72.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1972										
Roof Cover	03	COMP SHNGL 100														HX Base Yr										
Interior Wall	04	PLYWOOD 100																								
Interior Floo	08	SHT VINYL 50																								
Interior Floo	14	CARPET 50																								
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																								
BUD8 Adjustme	04	DIST 01 100																								
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	1,972	100	1,972	150,077																						
FGR	638	55	351	26,713																						
FOP	220	30	66	5,023																						
FOP	460	30	138	10,503																						
TOTALS			3,290		2,527		192,315																			
EXTRA FEATURES					75497 CLYDE HIGGINBOTHAM RD, YULEE																					
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	0810	CONCRETE A	0 100	16 20	320.00	SF	6.50	6.50	100	1986	1986	3	52	1,082												
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170												
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.75	AC		1.00	1.00	1.00	80,000.00	80,000.00	220,000									
REVIEW DATE 02/14/2018 BY SBX Total Acres: 2.75 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/02/2023 BY SYS																										