



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	PAGE 1 of 2													
Exterior Wall	20	FACE BRICK 80	0900	01	4,043	95.0400	112.86	456,293	2002	2002	0	0	0	14.00	86.00	VALUATION SUMMARY												
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 100% - 2003												Heated Area: 3364													
Roof Structure	08	IRREGULAR 100													HX Base Yr 2003													
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	11	CLAY TILE 50																										
Interior Floor	12	HARDWOOD 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	4	100																										
Bathrooms	4	100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units	0	100																										
Occupancy	00	NONE 100																										
Quality			01	Quality Level 01																								
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	2,126	100	2,126	206,348																								
DCK	538	10	54	5,241																								
FGR	613	55	337	32,709																								
FOP	80	30	24	2,330																								
FOP	108	30	32	3,106																								
FSP	535	40	214	20,771																								
FUS	1,238	100	1,238	120,160																								
UAT	66	10	7	679																								
UAT	110	10	11	1,067																								
TOTALS	5,414		4,043	392,412																								
EXTRA FEATURES			75748 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2002	2002	3	87	3,045													
2	0812	CONCRETE C	0	100	0	0	1,119.00	SF	4.00	100	2002	2002	3	83	3,715													
3	0300	BOAT DCK W	0	100	0	0	240.00	SF	40.00	100	2005	2005	3	44	4,224													
4	0300	BOAT DCK W	0	100	19	5	95.00	SF	40.00	100	2005	2005	3	44	1,672													
5	0803	ASPHALT C	0	100	0	0	3,692.00	SF	2.00	100	2008	2008	3	64	4,726													
6	1127	BRICK 8"	0	100	2	2	96.00	SF	11.00	100	2008	2008	3	97	1,024													
7	1127	BRICK 8"	0	100	0	3	36.00	SF	11.00	100	2008	2008	3	97	384													
8	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	100	2008	2008	3	40	1,400													
9	0462	ST/AL FNC	0	100	827	0	3,308.00	SF	10.00	100	2008	2008	3	56	18,525													
10	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	100	2010	2010	3	81	933													
TOTAL OB/XF																39,648												
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	000116	C	SFR MARSH	100			222.00	242.00	1.22	AC		1.00	1.00	1.00	100,000.00	100,000.00	122,000											
REVIEW DATE 02/01/2023 BY NWA Total Acres: 1.22 Total Land Value: 122,000 Market: 0 Agricultural: 0 Common: 122,000 PRINTED 08/02/2023 BY SYS																												

[illegible]