LOT 15
IN OR 724 PG 545
R672332 & R672333

SMITH WILEY B
75737 CLYDE HIGGINBOTHAM ROAD
YULEE, FL 32097

2023

42-2N-27-4487-0015-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

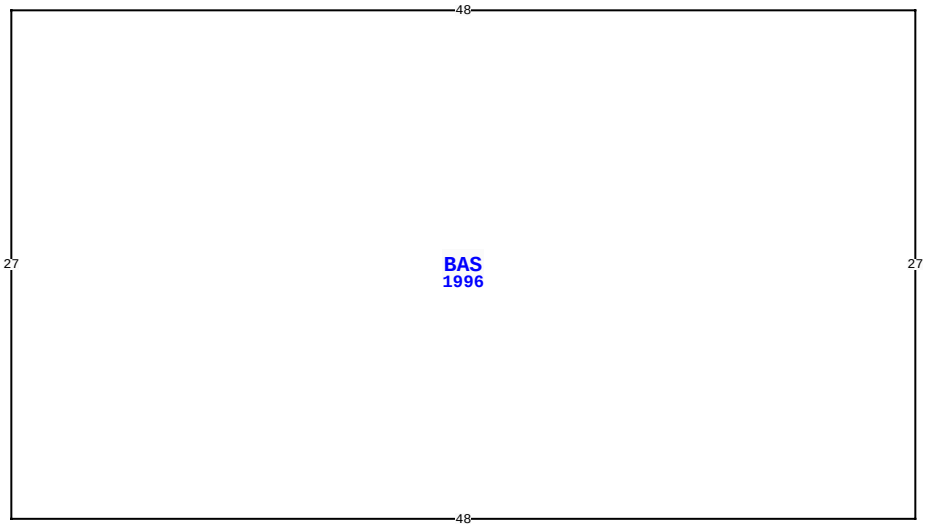
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	42,530
TOTALS	1,296		1,296	42,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.2000	82.04	106,324	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1996 Heated Area: 1296 HX Base Yr 1996



75737 CLYDE HIGGINBOTHAM RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		42,530
TOTAL MARKET OB/XF VALUE		638
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		123,168
SOH/AGL Deduction		65,900
ASSESSED VALUE		57,268
TOTAL EXEMPTION VALUE	HX HB	32,268
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0784/1212	2/05/1997	FJ	U	I	06	0
GRANTOR: CLERK OF COURT						
GRANTEE: SMITH WILEY						
0724/0545	2/22/1995	WD	Q	V		15,000
GRANTOR: HIGGINBOTHAM & COOK						
GRANTEE: SMITH WILEY & SANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S27 E48 N27$.

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	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	1994	1994	3	23	414	
2	1242	WD DECK A	0	100	8	14	112.00	SF	10.00	10.00	100	1999	1999	3	20	224	

LAND DESCRIPTION

TOTAL OB/XF 638

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/28/2017 BY SBX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS