LOT 17
IN OR 2192/1081
R674004 & R674005

SWISHER SKYLER D
75797 CLYDE HIGGINBOTHAM ROAD
YULEE, FL 32097

2023

42-2N-27-4487-0017-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

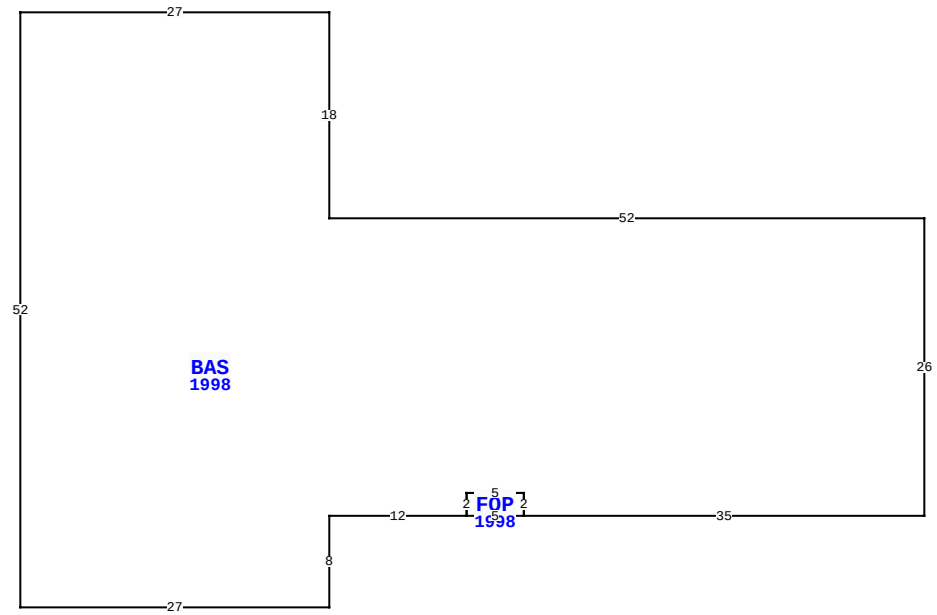
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,746	100	2,746	99,124
FOP	10	30	3	108
TOTALS	2,756		2,749	99,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,749	117.2000	82.04	225,528	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2020 Heated Area: 2746 HX Base Yr 2020



75797 CLYDE HIGGINBOTHAM RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,232
TOTAL MARKET OB/XF VALUE		6,410
TOTAL LAND VALUE - MARKET		178,400
TOTAL MARKET VALUE		284,042
SOH/AGL Deduction		104,618
ASSESSED VALUE		179,424
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,424
TOTAL JUST VALUE		284,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982082	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2192/1081	4/10/2018	WD	U	I	30	170,000
GRANTOR: SWISHER SHELIE D						
GRANTEE: SWISHER SKYLER D						
0743/0894	11/03/1995	WD	Q	V		22,400
GRANTOR: FAULKNER JOHN III & B						
GRANTEE: SWISHER SHELIE & ED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 N18 W27 S52 E27 N8 E12 FOP=[YR=1998] E5 N2 W5 S2$ N2 E5 S2 E35 N26$.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	5,810	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1999	1999	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 6,410

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	2.23	AC		1.00	1.00	1.00	80,000.00	80,000.00	178,400							

REVIEW DATE 02/13/2017 BY SBX Total Acres: 2.23 Total Land Value: 178,400 Market: 0 Agricultural: 0 Common: 178,400 PRINTED 08/02/2023 BY SYS