

LOTS 17,18,19,20,21 & PT ABND
R/W IN OR 578/713 (EX PT IN
OR 604/917 & UTIL ESMT IN

HIGGINBOTHAM DELVIN WOODROW
85283 AIRPLANE LANE
YULEE, FL 32097

2023

42-2N-27-4500-0017-0000
VALUATION SUMMARY

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 1			
DOR CODE					6000 PASTURELAND 1															
MAP NUM															04					
NEIGHBORHOOD/LOC					4048.00															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																
TOTALS																				

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,050,400
TOTAL MARKET VALUE		11,184
SOH/AGL Deduction		0
ASSESSED VALUE		11,184
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		11,184
TOTAL JUST VALUE		1,050,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1800/0094	6/23/2012	PR U		I	30	100
GRANTOR: HIGGINBOTHAM HELEN RU						
GRANTEE: HIGGINBOTHAM DELVIN						
0578/0715	8/24/1989	MS U		V	03	100
GRANTOR: BOARD OF COUNTY COMMI						
GRANTEE: HIGGINBOTHAM HELEN						

EXTRA FEATURES															BLD DATE		LGL DATE			
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	INC DATE	AG DATE		
AIRPLANE LN, YULEE																			07/20/2016	MF

BUILDING NOTES			

BUILDING DIMENSIONS			

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005970	A	AGRI-POND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	70.00	70.00	70							
2	006000	A	PAST1/HAY	0			0.00	0.00	25.26	AC		1.00	1.00	1.00	440.00	440.00	11,114							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	26.26	AC		1.00	1.00	1.00	40,000.00	40,000.00	1,050,400							