BLOCK 2 LOT 9
IN OR 658 PG 360
YULEE WOODS #3 PB 5/239

HIGGINBOTHAM ALFRED L & SUSAN
85287 MINER ROAD
YULEE, FL 32097

2023

42-2N-27-4613-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

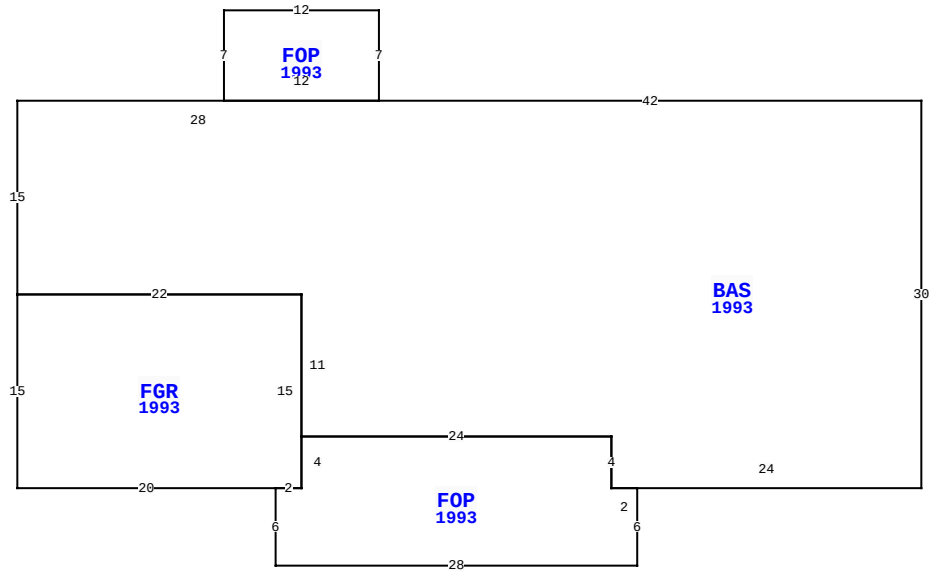
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	136,586
FGR	330	55	182	14,850
FOP	84	30	25	2,040
FOP	264	30	79	6,446
TOTALS	2,352		1,960	159,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	120.5400	108.79	213,228	1992	1992	0	0	0	25.00	75.00

1 SINGLE FAM – 100% - 0 Heated Area: 1674 HX Base Yr



85287 MINER 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		159,921
TOTAL MARKET OB/XF VALUE		10,868
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		250,789
SOH/AGL Deduction		120,793
ASSESSED VALUE		129,996
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,996
TOTAL JUST VALUE		250,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01191	XFOB	2,880	06/01/1994
7892	NEW CONSTR	72,056	03/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0658/0360	5/13/1992	WD	Q	V		12,500

GRANTOR: HIGGINBOTHAM BRIAN
GRANTEE: HIGGINBOTHAM ALFRED

0658/0360	5/13/1992	WD	Q	V		12,500

GRANTOR: HIGGINBOTHAM BRIAN K
GRANTEE: HIGGINBOTHAM ALFRED

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FOP=[YR=1993] N7 W12 S7 E12$ W28S15
FGR=[YR=1993] S15 E20 FOP=[YR=1993] S6 E28 N6 W2 N4 W24 S4
W2$ E2 N15 W22$ E22 S11 E24 S4 E24 N30$.

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	0811	CONCRETE B	0	100	0	0	1,641.00	SF	5.20	5.20	100	1992	1992	3	66	5,632	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
3	0680	POLE SHED	0	100	24	30	720.00	SF	10.00	10.00	100	1994	1994	3	23	1,656	
4	0473	VF 3 RAIL	0	100	0	0	240.00	LF	7.50	7.50	100	2000	2000	3	55	990	

LAND DESCRIPTION

TOTAL OB/XF 10,868

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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/29/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS