PT OF SE1/4 OF SE1/4 OF
SEC 8-2N-27E IN OR 2458/1680
(EX R/W IN OR 609/743)

HARVESTER FLORIDA LLC
4545 ORTEGA BLVD
JACKSONVILLE, FL 32210

2024

08-2N-27-0000-0005-0180

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 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

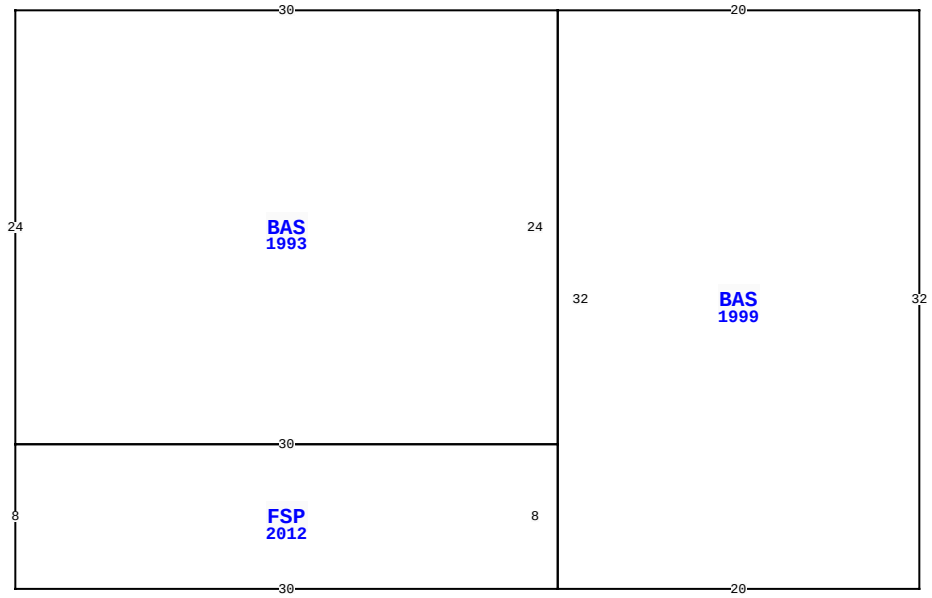
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	80,018
BAS	640	100	640	71,127
FSP	240	40	96	10,669
TOTALS	1,600		1,456	161,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,456	127.8570	121.46	176,846	1977	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 1360 HX Base Yr



75123 CLYDE HIGGINBOTHAM RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	161,814
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	241,814
SOH/AGL Deduction	18,995
ASSESSED VALUE	222,819
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,819
TOTAL JUST VALUE	241,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001176	REMODEL	0	02/15/2017
17001177	REPAIR/RRF	7,500	02/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/1680	4/29/2021	WD	Q	I	01	215,000
GRANTOR: MCKEE COLLIN M						
GRANTEE: HARVESTER FLORIDA L						
2169/0400	1/05/2018	WD	Q	I	01	180,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: MCKEE MILANI ALEXIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W20 BAS=[YR=1993] W30 S24 FSP=[YR=2012] S8 E30 N8 W30$ E30 N24 $ S32 E20 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS