PT OF SEC 9-2N-27E &
SEC 16-2N-27E IN OR 2165/1492

JONES JAN MARCIA
75661 CLYDE HIGGINBOTHAM RD
YULEE, FL 32097

2024

09-2N-27-0000-0002-0010

BUILDING CHARACTERISTICS

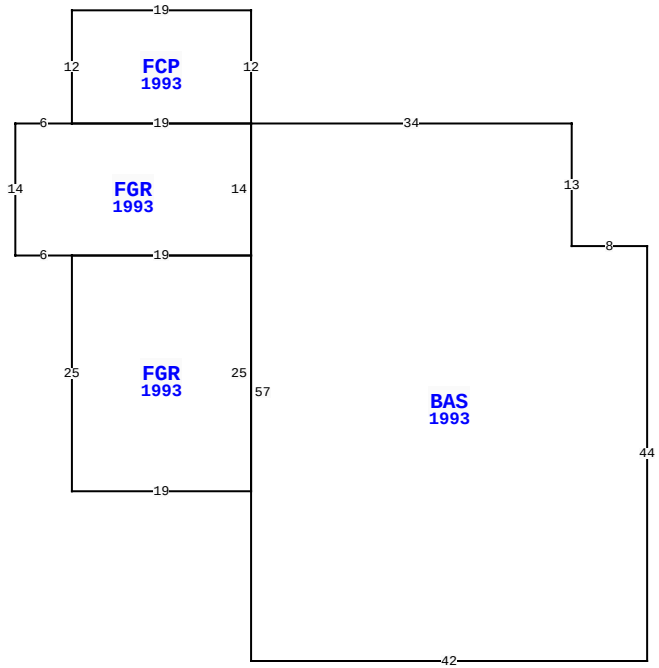
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,290	100	2,290	142,210
FCP	228	25	57	3,540
FGR	350	55	192	11,923
FGR	475	55	261	16,208
TOTALS	3,343		2,800	173,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,800	100.8000	95.76	268,128	1958	1970	0	0	0	35.15	64.85

1 SINGLE FAM – 100% - 2018 Heated Area: 2290 HX Base Yr 2018



75661 CLYDE HIGGINBOTHAM RD, YULEE

BLD DATE	03/11/2011	JH	LGL DATE	03/11/2011 JH
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		173,881
TOTAL MARKET OB/XF VALUE		4,056
TOTAL LAND VALUE - MARKET		315,680
TOTAL MARKET VALUE		493,617
SOH/AGL Deduction		302,521
ASSESSED VALUE		191,096
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,096
TOTAL JUST VALUE		493,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213175	REPAIR/RRF	12,000	10/01/2012
3111	N/A	5,500	01/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/1492	12/05/2017	TD	U	I	11	100
GRANTOR: JONES DAVID CALVIN &						
GRANTEE: JONES JAN MARCIA						
1998/0868	8/19/2015	WD	U	I	11	100
GRANTOR: JONES CALVIN H & JEAN						
GRANTEE: JONES CALVIN H LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N44 W8 N13 W34 FCP=[YR=1993] N12 W19 S12
FGR=[YR=1993] W6 S14 E6 FGR=[YR=1993] S25 E19 N25 W19 $ E19
N14 W19 $ E19$S57 E42$.

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	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0511	GARAGE CB-	0	100	7	8	56.00	SF	20.00	20.00	100	1958	1958	3	20	224	
3	0350	CARPORT WD	0	100	46	33	693.00	SF	13.00	13.00	100	1980	1980	3	20	1,802	

LAND DESCRIPTION

TOTAL OB/XF 4,056

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		RSF-2	0.00	0.00	3.37	AC		1.00	1.00	0.80	80,000.00	64,000.00	215,680							
2	000116	C	SFR MARSH	100		RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 12/14/2020 BY NWA Total Acres: 4.37 Total Land Value: 315,680 Market: 0 Agricultural: 0 Common: 315,680 PRINTED 08/06/2024 BY SYS