



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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	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	1,972	100	1,972	156,875
FGR	638	55	351	27,922
FOP	220	30	66	5,250
FOP	460	30	138	10,978
TOTALS	3,290		2,527	201,025

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.75	AC	
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.62	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,527	117.1200	111.26	281,154	1986	1986	0	0	28.50	71.50
1 SINGLE FAM - 100% - 0 Heated Area: 1972 HX Base Yr											

75497 CLYDE HIGGINBOTHAM RD, YULEE	BLD DATE	LGL DATE
	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		201,025	
TOTAL MARKET OB/XF VALUE		3,130	
TOTAL LAND VALUE - MARKET		323,680	
TOTAL MARKET VALUE		527,835	
SOH/AGL Deduction		254,301	
ASSESSED VALUE		273,534	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		223,534	
TOTAL JUST VALUE		527,835	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		415,567	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3124	N/A	44,000	12/23/1985

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2666/1818	9/14/2023	WD	U	I	11	100	
GRANTOR: JONES JOHN C							
GRANTEE: JONES JOHN C & SHEI							
2165/1504	12/05/2017	TD	U	V	11	100	
GRANTOR: JONES DAVID CALVIN &							
GRANTEE: JONES JOHN CASEY							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FOP=[YR=1993] W22 S5 BAS=[YR=1993] W58 S34 FOP=[YR=1993] S10 E46 N10 W46 \$ E58 FGR=[YR=1993] E22 N29 W22 S29 \$ N34 \$ S5 E22 N10 \$.											