IN OR 2496/76
R672805 & R672806 & R672807

HARVESTER FLORIDA LLC
4545 ORTEGA BLVD
JACKSONVILLE, FL 32210

2024

09-2N-27-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

75330 CLYDE HIGGINBOTHAM 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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	92,000
SOH/AGL Deduction	0
ASSESSED VALUE	92,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,000
TOTAL JUST VALUE	92,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004382	DEMOLITION	8,800	03/21/2022
961246	MH MOVE-ON	0	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2496/0076	9/03/2021	WD	Q	I	01	150,000
GRANTOR: GAINEY GERALD K						
GRANTEE: HARVESTER FLORIDA L						
1032/0306	1/22/2002	QC	U	I	01	100
GRANTOR: GAINEY GERALD KEITH &						
GRANTEE: GAINEY GERALD K						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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 06/06/2022 BY NW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS