



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	20	FACE BRICK 80	0900	01	4,043	95.0400	118.80	480,308	2002	2002	0	0	0	14.70	85.30	VALUATION BY STANDARD									
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 100% - 2003													Heated Area: 3364									
Roof Structure	08	IRREGULAR 100														HX Base Yr 2003									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 50																							
Interior Floor	12	HARDWOOD 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	4	100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality	01	Quality Level 01																							
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	2,126	100	2,126	215,441																					
DKC	538	10	54	5,472																					
FGR	613	55	337	34,151																					
FOP	80	30	24	2,432																					
FOP	108	30	32	3,243																					
FSP	535	40	214	21,686																					
FUS	1,238	100	1,238	125,454																					
UAT	66	10	7	710																					
UAT	110	10	11	1,115																					
TOTALS	5,414		4,043	409,703																					
EXTRA FEATURES					75748 CLYDE HIGGINBOTHAM RD, YULEE																				
L N	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	2002	2002	3	86	3,010									
2	0812	CONCRETE C	0	100	0	0	1,119.00	SF	4.00	4.00	100	2002	2002	3	82	3,670									
3	0300	BOAT DCK W	0	100	0	0	240.00	SF	40.00	40.00	100	2005	2005	3	40	3,840									
4	0300	BOAT DCK W	0	100	19	5	95.00	SF	40.00	40.00	100	2005	2005	3	40	1,520									
5	0803	ASPHALT C	0	100	0	0	3,692.00	SF	2.00	2.00	100	2008	2008	3	62	4,578									
6	1127	BRICK 8"	0	100	2	2	96.00	SF	11.00	11.00	100	2008	2008	3	97	1,024									
7	1127	BRICK 8"	0	100	0	3	36.00	SF	11.00	11.00	100	2008	2008	3	97	384									
8	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	35	1,225									
9	0462	ST/AL FNC	0	100	827	0	3,308.00	SF	10.00	10.00	100	2008	2008	3	52	17,202									
10	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2010	2010	3	78	899									
LAND DESCRIPTION					TOTAL OB/XF 37,352																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000116	C	SFR MARSH	100		OR	222.00	242.00	1.22	AC		1.00	1.00	1.00	125,000.00	125,000.00	152,500								
REVIEW DATE 02/01/2023 BY NWA Total Acres: 1.22 Total Land Value: 152,500 Market: 0 Agricultural: 0 Common: 152,500 PRINTED 08/06/2024 BY SYS																									

[illegible]