LOT 15
WIDE ROAD ACRES PB 5/404-406

SOILEAU SUSAN
12723 BLACK ANGUS DR
JACKSONVILLE, FL 32226

2024

42-2N-27-4487-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	04	Quality Level 04

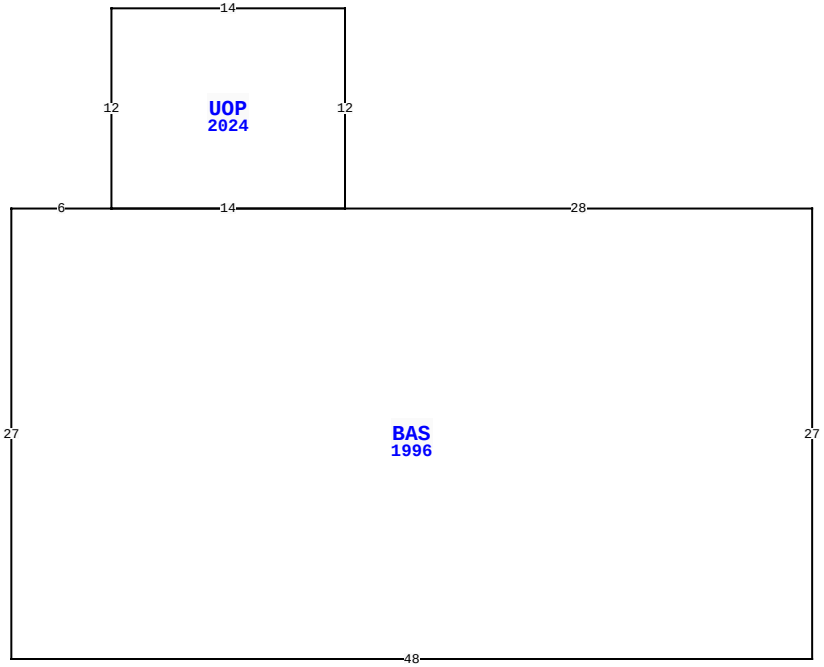
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	57,643
UOP	168	25	42	1,868
TOTALS	1,464		1,338	59,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,338	128.9200	96.69	129,371	1996	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 1996 Heated Area: 1296 HX Base Yr 1996



75737 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		59,511
TOTAL MARKET OB/XF VALUE		5,240
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		144,751
SOH/AGL Deduction		74,000
ASSESSED VALUE		70,751
TOTAL EXEMPTION VALUE	HX HB	45,751
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,751
NCON VALUE		11,765
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,168

BLDG:1:4: 1997 MERI (1997)
BLDG:1:3: RP: 0672332 & 0672333
BLDG:1:1: DW/MH/ID: FLHMLCF89215169(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2699/603	3/06/2024	WD	Q	I	01	186,000
GRANTOR: SMITH WILEY B & LILIA						
GRANTEE: SOILEAU SUSAN						
0784/1212	2/05/1997	FJ	U	I	06	0
GRANTOR: CLERK OF COURT						
GRANTEE: SMITH WILEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W28 W14 W6 S27 E48 N27 $
UOP=[YR=2024;ORIG=-42,0] E14 N12 W14 S12 $
.

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	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	1994	1994	3	20	360	
2	1242	WD DECK A	0	100	8	14	112.00	SF	10.00	10.00	100	1999	1999	3	20	224	
3	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2024	2022		97	4,656	

LAND DESCRIPTION

TOTAL OB/XF 5,240

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		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