LOTS 17,18,19,20,21 & PT ABND
R/W IN OR 578/713 (EX PT IN
OR 604/917 & UTIL ESMT IN

HIGGINBOTHAM DELVIN WOODROW
85283 AIRPLANE LANE
YULEE, FL 32097

2024

42-2N-27-4500-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

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

AIRPLANE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	07/20/2016 MF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,050,400
TOTAL MARKET VALUE	9,416
SOH/AGL Deduction	0
ASSESSED VALUE	9,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,416
TOTAL JUST VALUE	1,050,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,050,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1800/0094	6/23/2012	PR	U	I	30	100
GRANTOR: HIGGINBOTHAM HELEN RU						
GRANTEE: HIGGINBOTHAM DELVIN						
0578/0715	8/24/1989	MS	U	V	03	100
GRANTOR: BOARD OF COUNTY COMMI						
GRANTEE: HIGGINBOTHAM HELEN						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005970	A	AGRI-POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	70.00	70.00	70							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	25.26	AC		1.00	1.00	1.00	370.00	370.00	9,346							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	26.26	AC		1.00	1.00	1.00	40,000.00	40,000.00	1,050,400							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 26.26 Total Land Value: 9,416 Market: 1,050,400 Agricultural: 9,416 Common: 0 PRINTED 08/06/2024 BY SYS