PT OF LOT 21
IN OR 604 PG 917
YULEE FARMS SUB #1 PB 2/37

HIGGINBOTHAM DELVIN W
85283 AIRPLANE LANE
YULEE, FL 32097

2024

42-2N-27-4500-0021-0010

NASSAU COUNTY PROPERTY

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	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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

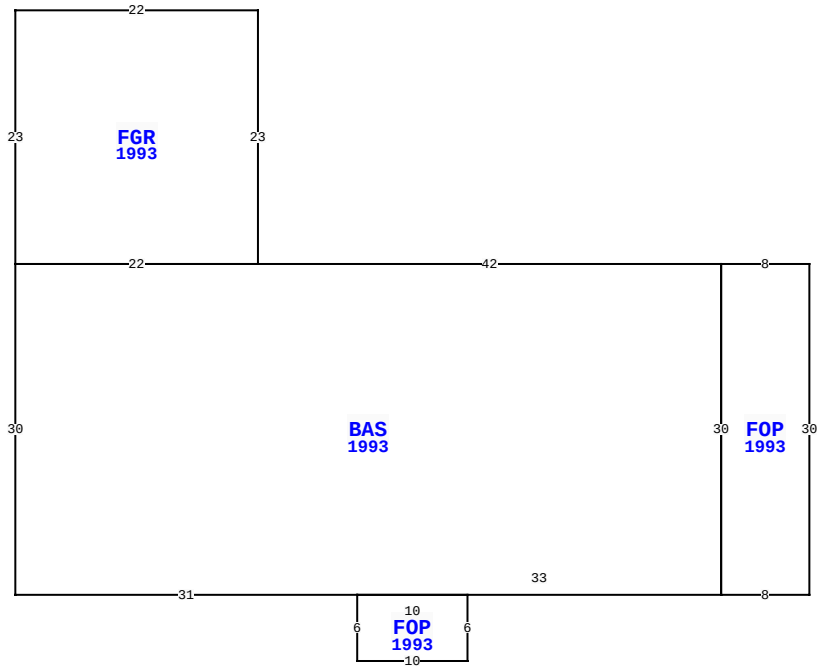
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	161,375
FGR	506	55	278	23,366
FOP	60	30	18	1,513
FOP	240	30	72	6,052
TOTALS	2,726		2,288	192,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,288	119.5600	113.58	259,871	1991	1991	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 0 Heated Area: 1920 HX Base Yr



85283 AIRPLANE LN, 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		192,305
TOTAL MARKET OB/XF VALUE		5,398
TOTAL LAND VALUE - MARKET		105,600
TOTAL MARKET VALUE		303,303
SOH/AGL Deduction		149,977
ASSESSED VALUE		153,326
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,326
TOTAL JUST VALUE		303,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7640	NEW CONSTR	75,244	10/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0604/0917	8/15/1990	WD	U	I	01	100

GRANTOR: HIGGINBOTHAM L W & H
GRANTEE: HIGGINBOTHAM DELVIN

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W8 BAS=[YR=1993] W42 FGR=[YR=1993] N23 W22 S23 E22 $ W22 S30 E31 FOP=[YR=1993] S6 E10 N6 W10 $ E33 N30 $ S30 E8 N30 $.

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	0200	BARN WD 0-	0	100	20	30	600.00	SF	20.00	20.00	100	1976	1976	3	20	2,400	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
3	0810	CONCRETE A	0	100	0	0	136.00	SF	6.50	6.50	100	1991	1991	3	62	548	

LAND DESCRIPTION

TOTAL OB/XF 5,398

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	1.32	AC		1.00	1.00	1.00	80,000.00	80,000.00	105,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.32 Total Land Value: 105,600 Market: 0 Agricultural: 0 Common: 105,600 PRINTED 08/06/2024 BY SYS