LOTS 25 & 26 & PT ABND R/W
IN OR 578/713 (EX PT IN
OR 344/781 & UTIL ESMT IN

HIGGINBOTHAM DELVIN WOODROW
85283 AIRPLANE LANE
YULEE, FL 32097

2024

42-2N-27-4500-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

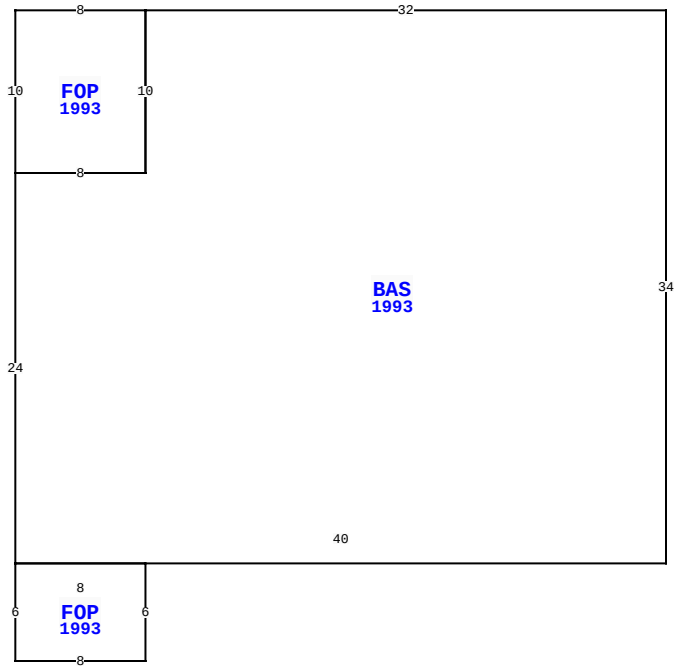
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1,280	84,247
FOP	48	30	14	921
FOP	80	30	24	1,580
TOTALS	1,408		1,318	86,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,318	106.1840	100.87	132,947	1958	1958	0	0	0	34.75	65.25

1 SINGLE FAM – 0% - 0 Heated Area: 1280 HX Base Yr



85372 AIRPLANE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	12/12/2016 MF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	86,748
TOTAL MARKET OB/XF VALUE	10,796
TOTAL LAND VALUE - MARKET	542,800
TOTAL MARKET VALUE	181,955
SOH/AGL Deduction	43,779
ASSESSED VALUE	138,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,176
TOTAL JUST VALUE	640,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	636,594

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

BAS=[YR=1993] W32 FOP=[YR=1993] W8 S10 E8 N10 $ S10 W8 S24
FOP=[YR=1993] S6 E8 N6 W8 $ E40N34$.

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	0811	CONCRETE B	0	0	0	0	1,030.00	SF	5.20	5.20	100	1966	1966	3	20	1,071	
2	0201	BARN WD 10	0	0	32	50	1,600.00	SF	12.75	12.75	100	1971	1971	3	20	4,080	
3	0511	GARAGE CB-	0	0	24	28	672.00	SF	40.00	40.00	100	1970	1970	3	21	5,645	

LAND DESCRIPTION

TOTAL OB/XF 10,796

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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
2	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
3	006005	A	PAST/GRAZE	0		OR	0.00	0.00	10.57	AC		1.00	1.00	1.00	370.00	370.00	3,911							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.57	AC		1.00	1.00	1.00	40,000.00	40,000.00	462,800							

REVIEW DATE 02/02/2021 BY NWA Total Acres: 12.57 Total Land Value: 84,411 Market: 462,800 Agricultural: 4,411 Common: 80,000 PRINTED 08/06/2024 BY SYS