IN OR 2426/319
PARCEL 5 SEC 8-2N-27 &
PARCEL 2 SEC 17-2N-27

HARVESTER FLORIDA LLC
4545 ORTEGA BLVD
JACKSONVILLE, FL 32210

2025

08-2N-27-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	248,200
TOTAL MARKET VALUE	260,200
SOH/AGL Deduction	4,580
ASSESSED VALUE	255,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,620
TOTAL JUST VALUE	260,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E995926	CHNGE SRVC	100	05/01/1999
95-01976	NEW CONSTR	70,000	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2426/0319	1/07/2021	CT	U	I	18	240,100
GRANTOR: CLERK OF COURT						
GRANTEE: HARVESTER FLORIDA L						
1501/1642	5/29/2007	WD	U	I	07	100
GRANTOR: SCOTT JANICE C						
GRANTEE: SCOTT JANICE C						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

75294 CLYDE HIGGINBOTHAM RD, YULEE

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
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1995		100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1995		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000100	C	RES	0		OR	0.00	0.00	2.92	AC		1.00	1.00	1.00	85,000.00	85,000.00	248,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.92 Total Land Value: 248,200 Market: 0 Agricultural: 0 Common: 248,200 PRINTED 07/30/2025 BY SYS