IN OR 2435/586
ESMT IN OR 282/476
EX 5-24 & R/W OR 609/743

HARVESTER FLORIDA LLC
4545 ORTEGA BLVD
JACKSONVILLE, FL 32210

2025

08-2N-27-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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	536,350
TOTAL MARKET VALUE	548,350
SOH/AGL Deduction	74,104
ASSESSED VALUE	474,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	474,246
TOTAL JUST VALUE	548,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	516,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008538	DEMOLITION	8,550	06/02/2022
B974290	ADDITION	22,414	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2435/0586	2/18/2021	WD	Q	I	01	350,000
GRANTOR: BLACKSHEAR JOHN D JR						
GRANTEE: HARVESTER FLORIDA L						
1693/1304	7/01/2010	WD	U	I	11	100
GRANTOR: MANER SANDRA MARIE ET						
GRANTEE: BLACKSHEAR JOHN D J						

75077 CLYDE HIGGINBOTHAM RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1975	1975	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1975	1975	3	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	6.31	AC		1.00	1.00	1.00	85,000.00	85,000.00	536,350							

REVIEW DATE 08/01/2022 BY NWX Total Acres: 6.31 Total Land Value: 536,350 Market: 0 Agricultural: 0 Common: 536,350 PRINTED 07/30/2025 BY SYS