PT OF SEC 9-2N-27E &
SEC 16-2N-27E IN OR 2165/1492

JONES JAN MARCIA
75661 CLYDE HIGGINBOTHAM RD
YULEE, FL 32097

2025

09-2N-27-0000-0002-0010

BUILDING CHARACTERISTICS

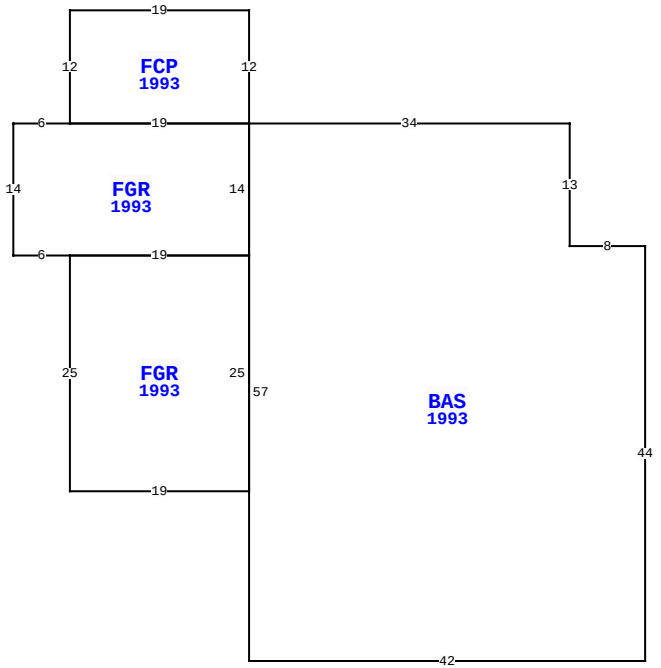
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	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
BAS	2,290	100	1993	2,290	148,425
FCP	228	25	1993	57	3,695
FGR	350	55	1993	192	12,445
FGR	475	55	1993	261	16,917
TOTALS	3,343			2,800	181,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,800	100.8000	100.80	282,240	1958	1970	0	0	0	35.70	64.30

1 SINGLE FAM – 100% - 2018 Heated Area: 2290 HX Base Yr 2018



75661 CLYDE HIGGINBOTHAM RD, YULEE

BLD DATE	03/11/2011 JH	LGL DATE	05/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	181,480
TOTAL MARKET OB/XF VALUE	3,986
TOTAL LAND VALUE - MARKET	401,450
TOTAL MARKET VALUE	586,916
SOH/AGL Deduction	390,278
ASSESSED VALUE	196,638
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	145,916
TOTAL JUST VALUE	586,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	493,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213175	REPAIR/RRF	12,000	10/01/2012
3111	N/A	5,500	01/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/1492	12/05/2017	TD	U	I	11	100
GRANTOR: JONES DAVID CALVIN &						
GRANTEE: JONES JAN MARCIA						
1998/0868	8/19/2015	WD	U	I	11	100
GRANTOR: JONES CALVIN H & JEAN						
GRANTEE: JONES CALVIN H LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N44 W8 N13 W34 FCP=[YR=1993] N12 W19 S12
FGR=[YR=1993] W6 S14 E6 FGR=[YR=1993] S25 E19 N25 W19 $ E19
N14 W19 $ E19$S57 E42$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0511	GARAGE CB-	0	100	7	8	56.00	SF	20.00	20.00	100	1958	1958	3	20	224	
3	0350	CARPORT WD	0	100	46	33	693.00	SF	13.00	13.00	100	1980	1980	3	20	1,802	

LAND DESCRIPTION

TOTAL OB/XF 3,986

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	100		RSF-2	0.00	0.00	3.37	AC		1.00	1.00	1.00	85,000.00	85,000.00	286,450							
2	000116	C	RES MARSH	100		RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 10/01/2024 BY KBA Total Acres: 4.37 Total Land Value: 401,450 Market: 0 Agricultural: 0 Common: 401,450 PRINTED 07/30/2025 BY SYS