IN OR 2127/1741
PAR 3-5 SEC 9-2N-27 &
PAR 2-4 SEC 16-2N-27

ZARCZYNSKI KRISTAL L
75452 CLYDE HIGGINBOTHAM
YULEE, FL 32097

2025

09-2N-27-0000-0003-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

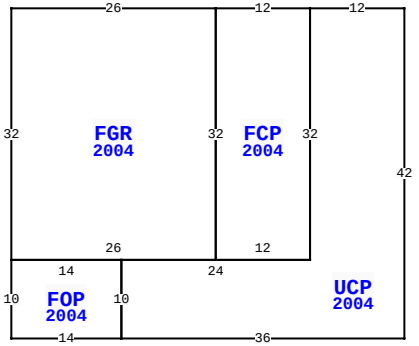
NEIGHBORHOOD/LOC 4053.00

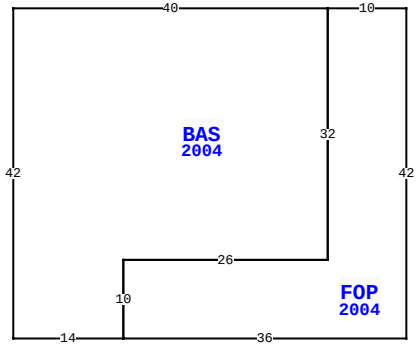
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	2004	1,420	148,877
FCP	384	25	2004	96	10,065
FGR	832	55	2004	458	48,018
FOP	140	30	2004	42	4,403
FOP	680	30	2004	204	21,388
UCP	744	20	2004	149	15,621
TOTALS	4,200			2,369	248,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,369	116.1741	116.17	275,207	2004	2004	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2018 Heated Area: 1420 HX Base Yr 2018





75452 CLYDE HIGGINBOTHAM RD, YULEE

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

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	1242	WD DECK A	0	100	0	0	132.00	SF	10.00	10.00	100	2004	2004	3	21	277	
2	0810	CONCRETE A	0	100	32	14	448.00	SF	6.50	6.50	100	2004	2004	3	83	2,417	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,374
TOTAL MARKET OB/XF VALUE		2,694
TOTAL LAND VALUE - MARKET		124,200
TOTAL MARKET VALUE		375,268
SOH/AGL Deduction		151,241
ASSESSED VALUE		224,027
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,305
TOTAL JUST VALUE		375,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310839	NEW CONSTR	110,000	03/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2127/1741	6/20/2017	SW	U	I	12	170,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ZARCZYNSKI KRISTAL						
2095/1687	1/23/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2004] W12 FCP=[YR=2004] W12 FGR=[YR=2004] W26 S32 FOP=[YR=2004] S10 E14 N10 W14 $ E26 N32 $ S32 E12 N32 $ S32 W24 S10 E36 N42 $ PTR= E15 BAS=[YR=2004] E40 FOP=[YR=2004] E10 S42 W36 N10 E26 N32 $ S32 W26 S10 W14 N42 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 2,694

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	000116	C	RES MARSH	100		OR	98.00	463.00	1.08	AC		1.00	1.00	1.00	115,000.00	115,000.00	124,200							

REVIEW DATE 06/14/2022 BY NWA Total Acres: 1.08 Total Land Value: 124,200 Market: 0 Agricultural: 0 Common: 124,200 PRINTED 07/30/2025 BY SYS