PARCEL 2-2 IN SEC 16 &
PARCEL 3-3 IN SEC 9
IN OR 1743/487

MCCOY CLAYTON A & ERIN M
UNIT 7500 BOX 1327
DPO, AA 34066-1327

2025

16-2N-27-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

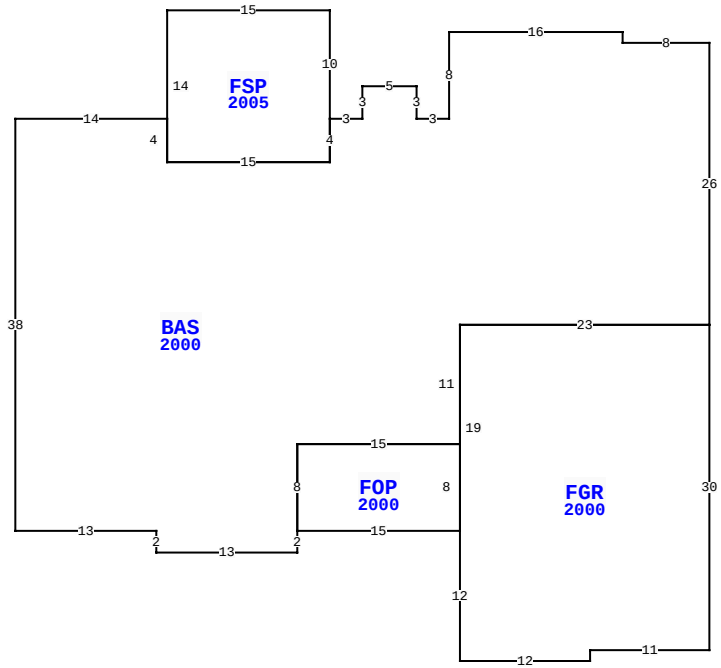
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,040	100	2000	2,040	246,494
FGR	702	55	2000	386	46,640
FOP	120	30	2000	36	4,350
FSP	210	40	2005	84	10,149
TOTALS	3,072			2,546	307,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,546	106.7520	140.91	358,757	2000	2005	0	0	0	14.25	85.75

1 SNGL FAM – 0% - 2024 Heated Area: 2040 HX Base Yr



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

75500 CLYDE HIGGINBOTHAM RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,634
TOTAL MARKET OB/XF VALUE	26,321
TOTAL LAND VALUE - MARKET	117,300
TOTAL MARKET VALUE	451,255
SOH/AGL Deduction	0
ASSESSED VALUE	451,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	451,255
TOTAL JUST VALUE	451,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001373	REROOF	15,300	02/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1743/0487	6/13/2011	WD	U	I	30	242,000
GRANTOR: MCCOY ALTON A						
GRANTEE: MCCOY CLAYTON A & E						
1573/0251	6/23/2008	WD	Q	I		325,000
GRANTOR: LAWRENCE DWAYNE D						
GRANTEE: MCCOY ALTON A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W8 N1 W16 S8 W3 N3 W5 S3 W3 FSP=[YR=2005] N10 W15 S14 E15 N4 $ S4 W15 N4 W14 S38 E13 S2 E13 N2 FOP=[YR=2000] E15 FGR=[YR=2000] S12 E12 N1 E11 N30 W23 S19 $ N8 W15 S8 $ N8 E15 N11 E23 N26 $.

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	0812	CONCRETE C	0	0	0	0	3,171.00	SF	4.00	4.00	100	2000	2000	3	77	9,767	
2	0920	CWALL-WD/M	0	0	0	0	112.00	LF	390.00	390.00	100	2000	2000	3	20	8,736	
3	0300	BOAT DCK W	0	0	0	0	674.00	SF	40.00	40.00	100	2002	2002	3	29	7,818	

LAND DESCRIPTION

TOTAL OB/XF 26,321

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	0		OR	122.00	250.00	1.02	AC		1.00	1.00	1.00	115,000.00	115,000.00	117,300							

REVIEW DATE 05/27/2020 BY NWX Total Acres: 1.02 Total Land Value: 117,300 Market: 0 Agricultural: 0 Common: 117,300 PRINTED 07/30/2025 BY SYS