



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

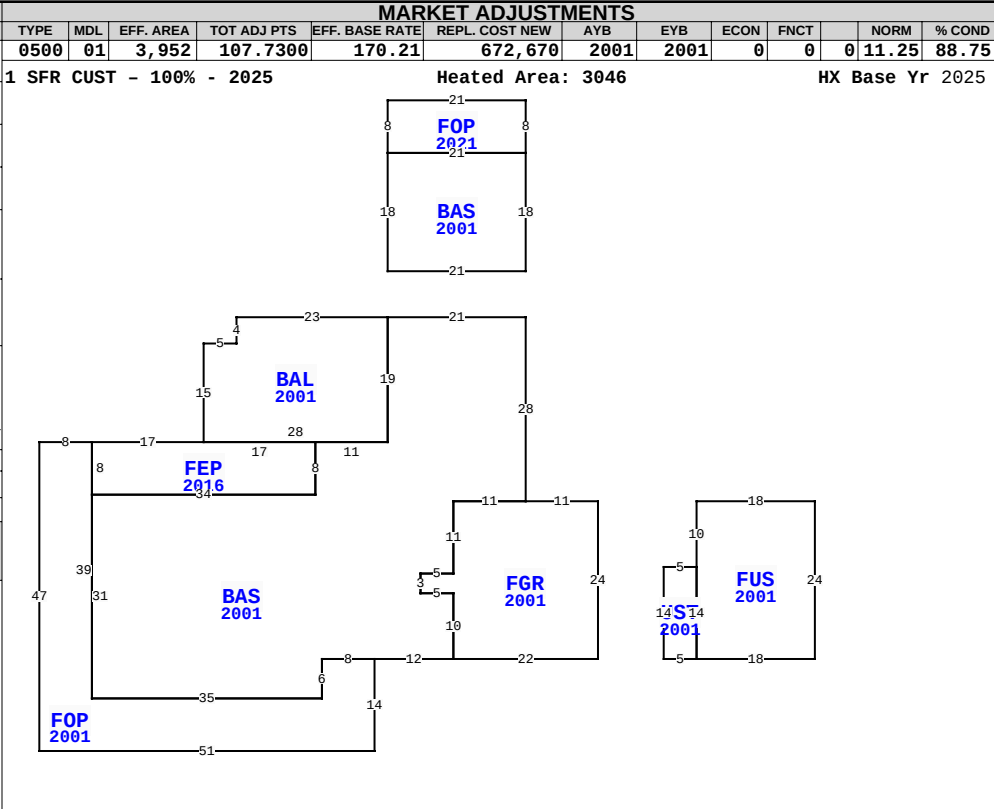
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	512	15	2001	77	11,632
BAS	378	100	2001	378	57,101
BAS	2,236	100	2001	2,236	337,774
FEP	272	80	2016	218	32,932
FGR	543	55	2001	299	45,168
FOP	768	30	2001	230	34,744
FOP	168	30	2021	50	7,554
FUS	432	100	2001	432	65,259
UST	70	45	2001	32	4,834

TOTALS	5,379			3,952	596,995
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0920	CWALL-WD/M	0	100	0	0	370.00	LF	390.00	390.00	
2	0812	CONCRETE C	0	100	0	0	3,141.00	SF	4.00	4.00	
3	0300	BOAT DCK W	0	100	0	0	526.00	SF	40.00	40.00	
4	0350	CARPORT WD	0	100	22	14	308.00	SF	13.00	13.00	
5	0861	POOL GUNIT	0	100	50	18	900.00	SF	85.00	85.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
7	0912	SCRN RM G	0	100	0	0	2,226.00	SF	20.00	20.00	
8	0857	SANDSTONE/	0	100	0	0	1,672.00	SF	16.00	16.00	
9	0812	CONCRETE C	0	100	0	0	1,500.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000116	C	RES MARSH	100		OR	200.00	250.00	1.33	AC	



75732 CLYDE HIGGINBOTHAM RD, YULEE

75732 CLYDE HIGGINBOTHAM RD, YULEE										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
370.00	LF	390.00	390.00	100	2001	2001	3	20	28,860				
3,141.00	SF	4.00	4.00	100	2001	2001	3	79	9,926				
526.00	SF	40.00	40.00	100	2021	2021	3	93	19,567				
308.00	SF	13.00	13.00	100	2021	2021	3	90	3,604				
900.00	SF	85.00	85.00	100	2021	2021	3	93	71,145				
1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800				
2,226.00	SF	20.00	20.00	100	2021	2021	3	90	40,068				
1,672.00	SF	16.00	16.00	100	2021	2021	3	100	26,752				
1,500.00	SF	4.00	4.00	100	2024	2022		99	5,940				

TOTAL OB/XF												207,662	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
OR	200.00	250.00	1.33	AC		1.00	1.00	1.00	115,000.00	115,000.00	1		

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			638,736
TOTAL MARKET OB/XF VALUE			207,662
TOTAL LAND VALUE - MARKET			152,950
TOTAL MARKET VALUE			999,348
SOH/AGL Deduction			105,464
ASSESSED VALUE			893,884
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			843,162
TOTAL JUST VALUE			999,348
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			987,782

(BLDG #2) GARAGE BY THE HOUSE- 2024 MLS PICS SHOW
22X14 CARPORT IS BOAT COVER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000765	SWIM POOL	60,000	01/25/2021
21000733	ADDITION	16,000	01/22/2021
B0109107	FOUNDATION	2,500	12/01/2001
B0108419	NEW CONSTR	260,000	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2744/1192	10/09/2024	WD	Q	I	01	1,150,000
GRANTOR:WHELAN ALLYSON BRITTA						
GRANTEE:LINDHOLM ERIN BREEA						
2231/1722	10/19/2018	WD	Q	I	01	495,000
GRANTOR:HAGINS HAROLD G III &						
GRANTEE:WHELAN ALLYSON BRIT						

BUILDING NOTES											
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BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=-11,0] N28 W21 S19 W11 S8 W34 S31 E35 N6 E8 E12 N10 W5 N3 E5 N11 E11 \$

FOP=[YR=2001;ORIG=-77,-9] W8 S47 E51 N14 W8 S6 W35 N39 \$

FGR=[YR=2001;ORIG=0,0] W11 W11 S11 W5 S3 E5 S10 E22 N24 \$

BAL=[YR=2001;ORIG=-32,-28] W23 S4 W5 S15 E28 N19 \$

FUS=[YR=2001;ORIG=33,0] S24 W18 N14 N10 E18 \$

BAS=[YR=2001;ORIG=-11,-35] N18 W21 S18 E21 \$

FEP=[YR=2016;ORIG=-60,-9] W17 S8 E34 N8 W17 \$

FOP=[YR=2021;ORIG=-11,-53] N8 W21 S8 E21 \$

UST=[YR=2001;ORIG=15,24] W5 N14 E5 S14 \$

[illegible]

[illegible]