



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																							
Exterior Wall	20	FACE BRICK 80	0900	01	4,043	105.6000	139.39	563,554	2002	2002	0	0	0 15.40	84.60	VALUATION SUMMARY																							
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 100% - 2003												Heated Area: 3364												HX Base Yr 2003											
Roof Structure	08	IRREGULAR 100																																				
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floor	11	CLAY TILE 50																																				
Interior Floor	12	HARDWOOD 50																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms	4	100																																				
Bathrooms	4	100																																				
Frame	02	WOOD FRAME 100																																				
Stories	2.	2. 100																																				
Units	0	100																																				
Occupancy	00	NONE 100																																				
Quality			03	Quality Level 03																																		
DOR CODE			0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA																																			
NEIGHBORHOOD/LOC			4053.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	2,126	100	2002	2,126	250,706																																	
DCK	538	10	2002	54	6,368																																	
FGR	613	55	2002	337	39,740																																	
FOP	80	30	2002	24	2,830																																	
FOP	108	30	2002	32	3,773																																	
FSP	535	40	2002	214	25,235																																	
FUS	1,238	100	2002	1,238	145,990																																	
UAT	66	10	2002	7	826																																	
UAT	110	10	2002	11	1,297																																	
TOTALS	5,414			4,043	476,767																																	
EXTRA FEATURES						75748 CLYDE HIGGINBOTHAM RD, YULEE																																
L N	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	2002	2002	3	85	2,975																						
2	0812	CONCRETE C	0	100	0	0	1,119.00	SF	4.00	4.00	100	2002	2002	3	80	3,581																						
3	0300	BOAT DCK W	0	100	0	0	240.00	SF	40.00	40.00	100	2005	2005	3	36	3,456																						
4	0300	BOAT DCK W	0	100	19	5	95.00	SF	40.00	40.00	100	2005	2005	3	36	1,368																						
5	0803	ASPHALT C	0	100	0	0	3,692.00	SF	2.00	2.00	100	2008	2008	3	60	4,430																						
6	1127	BRICK 8"	0	100	2	2	96.00	SF	11.00	11.00	100	2008	2008	3	97	1,024																						
7	1127	BRICK 8"	0	100	0	3	36.00	SF	11.00	11.00	100	2008	2008	3	97	384																						
8	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	31	1,085																						
9	0462	ST/AL FNC	0	100	827	0	3,308.00	SF	10.00	10.00	100	2008	2008	3	48	15,878																						
10	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2010	2010	3	76	876																						
LAND DESCRIPTION						TOTAL OB/XF												35,057																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	222.00	242.00	1.22	AC		1.00	1.00	1.00	115,000.00	115,000.00	140,300																					
REVIEW DATE 02/01/2023 BY NWA Total Acres: 1.22 Total Land Value: 140,300 Market: 0 Agricultural: 0 Common: 140,300 PRINTED 07/30/2025 BY SYS																																						

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