LOT 15
WIDE ROAD ACRES PB 5/404-406

SOILEAU SUSAN
12723 BLACK ANGUS DR
JACKSONVILLE, FL 32226

2025

42-2N-27-4487-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

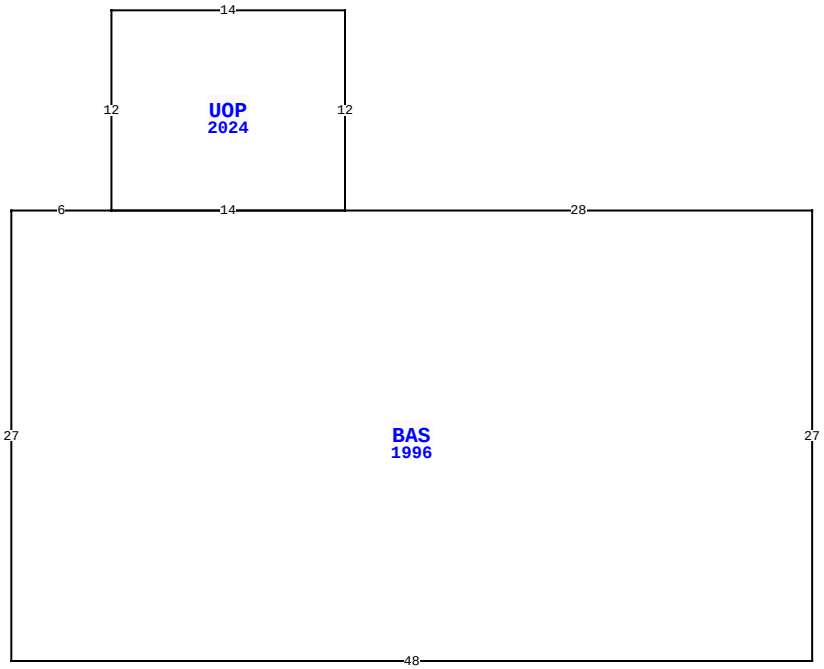
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1996	1,296	62,487
UOP	168	25	2024	42	2,025
TOTALS	1,464			1,338	64,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,338	128.9200	109.58	146,618	1996	2000	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 2025 Heated Area: 1296 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/08/2025 MLU
AG DATE	

75737 CLYDE HIGGINBOTHAM RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,512
TOTAL MARKET OB/XF VALUE	5,048
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	154,560
SOH/AGL Deduction	0
ASSESSED VALUE	154,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,560
TOTAL JUST VALUE	154,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/603	3/06/2024	WD	Q	I	01	186,000
GRANTOR: SMITH WILEY B & LILIA						
GRANTEE: SOILEAU SUSAN						
0784/1212	2/05/1997	FJ	Q	I	06	0
GRANTOR: CLERK OF COURT						
GRANTEE: SMITH WILEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W28 W14 W6 S27 E48 N27 $
UOP=[YR=2024;ORIG=-42,0] E14 N12 W14 S12 $
.

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	0681	POLE SHED	0	0	10	12	120.00	SF	15.00	15.00	100	1994	1994	3	20	360	
2	1242	WD DECK A	0	0	8	14	112.00	SF	10.00	10.00	100	1999	1999	3	20	224	
3	0351	CARPORT MT	0	0	24	20	480.00	SF	10.00	10.00	100	2024	2022		93	4,464	

LAND DESCRIPTION

TOTAL OB/XF 5,048

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS