LOT 16
R567751 & R567752
WIDE ROAD ACRES PB 5/404-406

GAGNON CHAD A
75767 CLYDE HIGGINBOTHAM RD
YULEE, FL 32097

2025

42-2N-27-4487-0016-0000

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	08	SHT VINYL 100
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

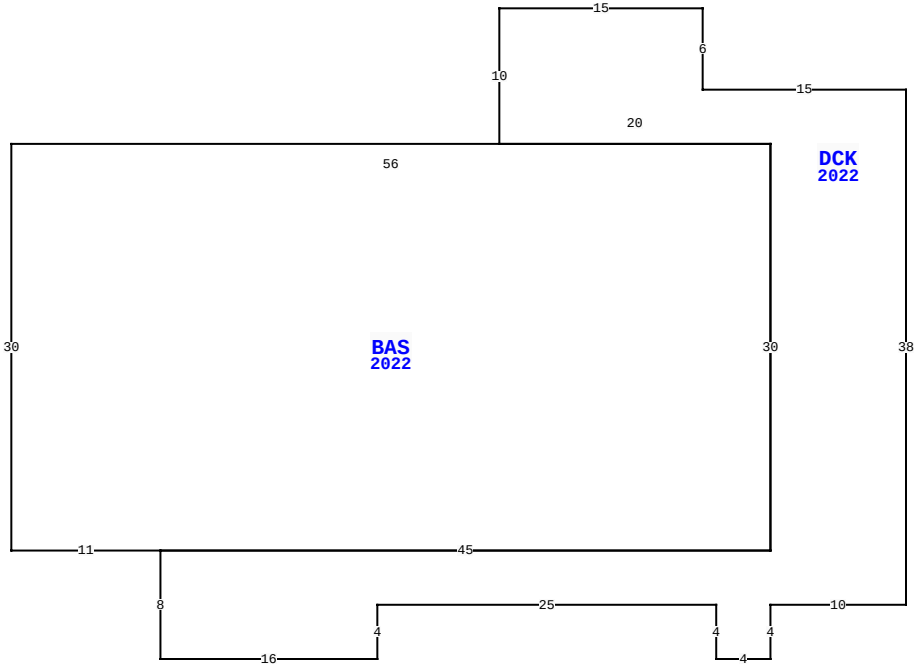
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2022	1,680	155,749
DCK	810	10	2022	81	7,510
TOTALS	2,490			1,761	163,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,761	111.3000	94.60	166,591	2022	2022	0	0	0	2.00	98.00

2 M/H 94+ – 100% - 1996 Heated Area: 1680 HX Base Yr 1996



75767 CLYDE HIGGINBOTHAM RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,057
TOTAL MARKET OB/XF VALUE		5,820
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		351,877
SOH/AGL Deduction		92,202
ASSESSED VALUE		259,675
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,953
TOTAL JUST VALUE		351,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004528	CO ISSUED	0	04/08/2022
22000662	MH MOVE-ON	0	01/11/2022
95-804	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/0635	10/01/2020	QC	U	I	11	100
GRANTOR: MARTIN KAREN F N/K/A						
GRANTEE: GAGNON CHAD A						
0723/0314	2/02/1995	WD	Q	V		20,000
GRANTOR: HIGGINBOTHAM & COOK						
GRANTEE: GAGNON & MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S30 E11 DCK=[YR=2022] S8 E16 N4 E25 S4 E4 N4 E10 N38 W15 N6 W15 S10 E20 S30 W45$ E45 N30$.

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	0940	SHEDS/PORT	0	100	0	0	484.00	SF	30.00	30.00	100	1999	1999	3	20	2,904	
2	0351	CARPORT MT	0	100	30	18	540.00	SF	6.00	6.00	100	2021	2021	3	90	2,916	

LAND DESCRIPTION

TOTAL OB/XF 5,820

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	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 06/01/2022 BY NW Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

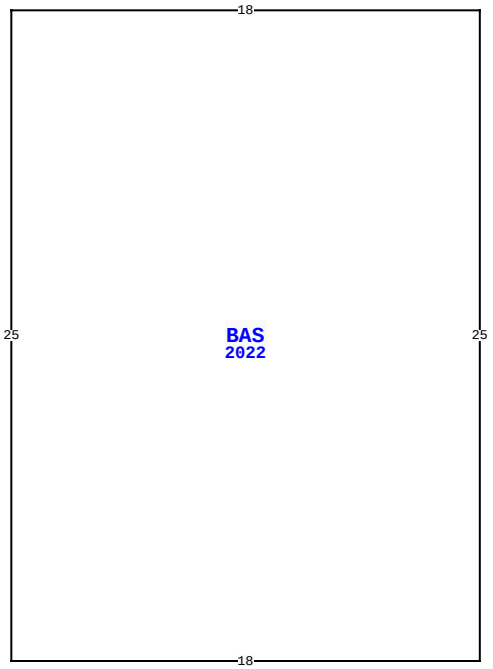
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	2022	450	12,798
TOTALS	450			450	12,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	450	78.4300	29.02	13,059	2022	2022	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 1996 Heated Area: 450 HX Base Yr 1996



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0723/0314	2/02/1995	WD	Q	V		20,000
GRANTOR: HIGGINBOTHAM & COOK						
GRANTEE: GAGNON & MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S25 E18 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/01/2022 BY NW Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS