LOT 18 R621561
IN OR 1180/581
WIDE ROAD ACRES PB 5/404-406

MULLIS JIMMIE F JR & JENNIFER
75823 CLYDE HIGGINBOTHAM RD
YULEE, FL 32097

2025

42-2N-27-4487-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

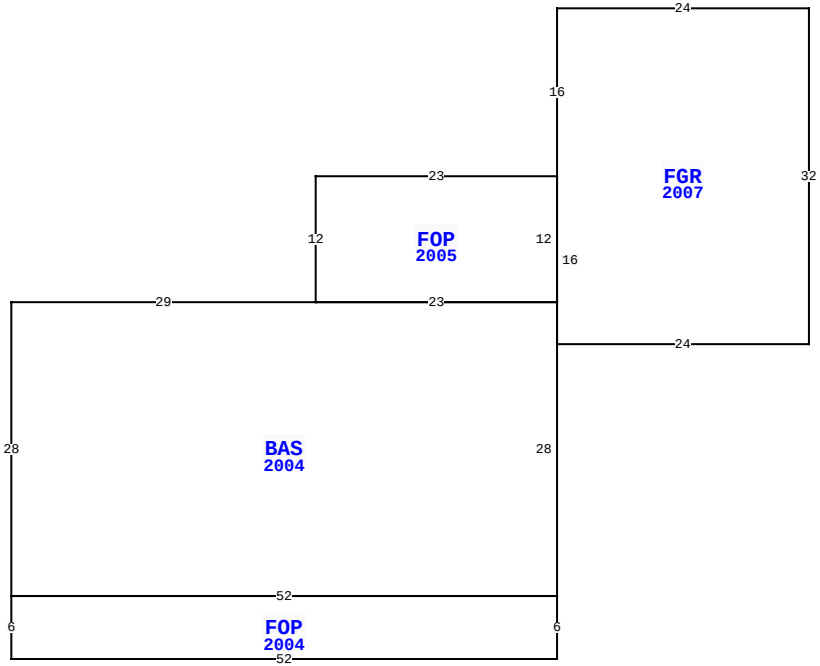
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,456	100	2004	1,456	139,848
FGR	768	55	2007	422	40,533
FOP	312	30	2004	94	9,029
FOP	276	30	2005	83	7,972
TOTALS	2,812			2,055	197,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,055	105.8400	105.84	217,501	2004	2005	0	0	0	9.25	90.75

2 SINGLE FAM – 100% - 2005 Heated Area: 1456 HX Base Yr 2005



75823 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		197,382
TOTAL MARKET OB/XF VALUE		3,893
TOTAL LAND VALUE - MARKET		191,250
TOTAL MARKET VALUE		392,525
SOH/AGL Deduction		218,151
ASSESSED VALUE		174,374
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,652
TOTAL JUST VALUE		392,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17888	GARAGE	65,670	10/31/2006
E17758	ELEC OTHER	250	07/01/2006
R09365	REPAIR/RRF	2,000	05/01/2006
B0311854	NEW CONSTR	99,216	10/01/2003
95-791	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1180/0581	10/13/2003	WD	Q	I	01	100
GRANTOR: MULLIS JIMMIE F JR						
GRANTEE: MULLIS JIMMIE F JR						
0972/0919	2/27/2001	WD	Q	I		55,000
GRANTOR: FAULKNER TIMOTHY TODD						
GRANTEE: MULLIS JIMMIE F JR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W24 S16 FOP=[YR=2005] W23 S12 BAS=[YR=2004] W29 S28 FOP=[YR=2004] S6 E52 N6 W52$ E52 N28 W23$ E23 N12$ S16 E24 N32$.

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	0811	CONCRETE B	0	100	0	0	747.00	SF	5.20	5.20	100	2007	2007	3	87	3,379	
2	0810	CONCRETE A	0	100	0	0	92.00	SF	6.50	6.50	100	2006	2006	3	86	514	

LAND DESCRIPTION

TOTAL OB/XF 3,893

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	2.25	AC		1.00	1.00	1.00	85,000.00	85,000.00	191,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.25 Total Land Value: 191,250 Market: 0 Agricultural: 0 Common: 191,250 PRINTED 07/30/2025 BY SYS