LOT 19
IN OR 933/1370
WIDE ROAD ACRES PB 5/404-406

WILDER CHARLES
85669 WINONA BAYVIEW ROAD
YULEE, FL 32097

2025

42-2N-27-4487-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

75849 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	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	193,800
TOTAL MARKET VALUE	199,800
SOH/AGL Deduction	92,406
ASSESSED VALUE	107,394
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,394
TOTAL JUST VALUE	199,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0933/1370	5/24/2000	WD	Q	V		30,000
GRANTOR: GAGNON ANNE M						
GRANTEE: WILDER CHARLES						
0724/0541	2/22/2995	WD	Q	V		21,000
GRANTOR: HIGGINBOTHAM & COOK						
GRANTEE: GAGNON ALBERT & ANN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	2.28	AC		1.00	1.00	1.00	85,000.00	85,000.00	193,800							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 2.28 Total Land Value: 193,800 Market: 0 Agricultural: 0 Common: 193,800 PRINTED 07/30/2025 BY SYS