

PT OF LOT 25 IN OR 1758/1081 &
 PT ABND R/W IN OR 578/713
 (EX UTIL ESMT IN OR 106/738)

HIGGINBOTHAM DELVIN & GLENDA
 85283 AIRPLANE LANE
 YULEE, FL 32097

2025

42-2N-27-4500-0025-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
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	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	2001
FOP	200	30	2001
TOTALS	1,982		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,842	123.6000	105.06	193,521	2001	2001	0	0	54.00	46.00
1 M/H 94+ - 0% - 0 Heated Area: 1782 HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/08/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			89,020
TOTAL MARKET OB/XF VALUE			12,277
TOTAL LAND VALUE - MARKET			99,386
TOTAL MARKET VALUE			200,683
SOH/AGL Deduction			35,808
ASSESSED VALUE			164,875
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			164,875
TOTAL JUST VALUE			200,683
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			188,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108104	ADDITION	9,760	03/01/2001
MH013391	MH MOVE-ON	0	02/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1758/1081	8/12/2011	PR U	I	I	30	100
GRANTOR: ROSSI MICHAEL W P/R						
GRANTEE: HIGGINBOTHAM DELVIN						
1751/1304	8/12/2011	PR U	I	I	30	75,000
GRANTOR: ROSSI MICHAEL W P/R						
GRANTEE: HIGGINBOTHAM DELVIN						

EXTRA FEATURES																
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	0681	POLE SHED	0	0	20	20		SF	15.00	100	1990	1990	3	20	1,200	
2	0500	FP-PRE FAB	0	0	0	0		UT	3,500.00	100	1984	1984	3	54	1,890	
3	0810	CONCRETE A	0	0	0	0		SF	6.50	100	1997	1997	3	72	1,778	
4	0510	GARAGE WD-	0	0	28	27		SF	35.00	100	2001	2001	3	28	7,409	
TOTALS															1,842	89,020

BUILDING NOTES	
85446 AIRPLANE LN, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2001] W66 S27 E25 FOP=[YR=2001] S10 E20 N10 W20 \$ E41 N27 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	000100	C	RES	0		OR	0.00	0.00	1.56	AC		1.00	1.00	0.75	85,000.00	63,750.00	99,386							