LOT 23
IN OR 1111/290
R434166 & R434167

HIGHSMITH JAMES JR & KIMBERLY
86179 HARRY GREEN ROAD
YULEE, FL 32097

2025

52-3N-27-4890-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	05	Quality Level 05

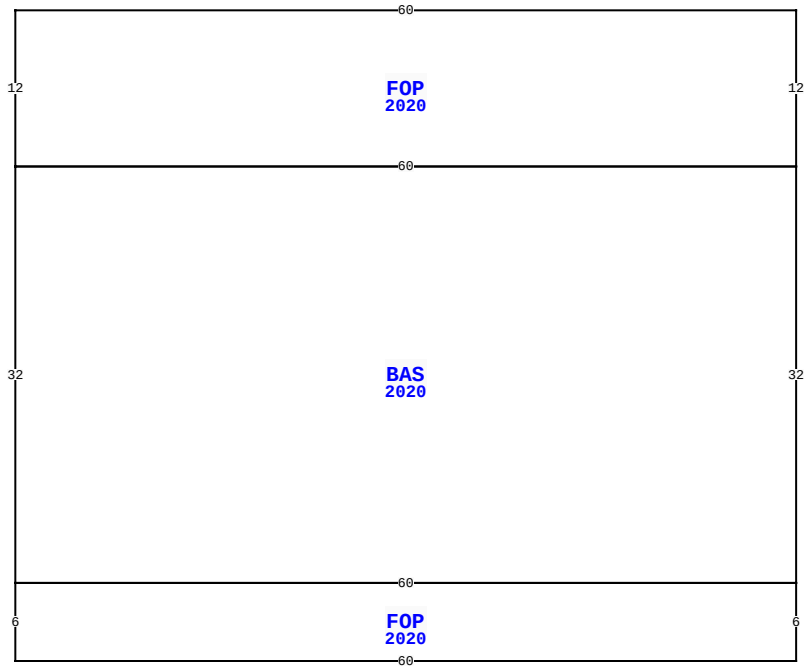
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2020	1,920	238,121
FOP	360	30	2020	108	13,394
FOP	720	30	2020	216	26,789
TOTALS	3,000			2,244	278,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,244	125.9104	125.91	282,542	2020	2020	0	0	0	1.50	98.50

2 SINGLE FAM – 100% - 2003 Heated Area: 1920 HX Base Yr 2003



86179 HARRY GREEN RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		291,531
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		89,250
TOTAL MARKET VALUE		384,246
SOH/AGL Deduction		122,437
ASSESSED VALUE		261,809
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,087
TOTAL JUST VALUE		384,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003065	CO ISSUED	0	04/08/2020
19009323	NEW CONSTR	261,442	08/29/2019
5309	XFOB	2,040	11/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1111/0290	2/03/2003	WD	U	I	21	65,000
GRANTOR: CAMPBELL PATRICIA G						
GRANTEE: HIGHSMITH JAMES T J						
0648/0219	2/05/1992	QC	Q	I	06	100
GRANTOR: CAMPBELL JAMES L						
GRANTEE: CAMPBELL PATRICIA G						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W60 S12 BAS=[YR=2020] S32 FOP=[YR=2020] S6 E60 N6 W60$ E60 N32 W60$ E60 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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		RM	0.00	0.00	1.05	AC		1.00	1.00	1.00	85,000.00	85,000.00	89,250							

REVIEW DATE 09/23/2020 BY NW Total Acres: 1.05 Total Land Value: 89,250 Market: 0 Agricultural: 0 Common: 89,250 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

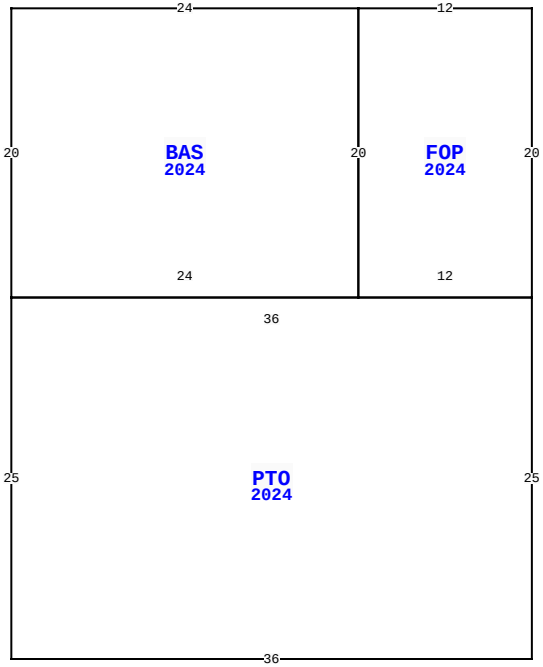
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2024	480	10,635
FOP	240	30	2024	72	1,595
PTO	900	5	2024	45	997
TOTALS	1,620			597	13,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	597	60.5000	22.38	13,361	2023	2023	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2024 Heated Area: 480 HX Base Yr 2003



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GRANTOR: CAMPBELL JAMES L						
GRANTEE: CAMPBELL PATRICIA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,20] E24 S20 W24 N20 $
PTO=[YR=2024;ORIG=50,40] E36 S25 W36 N25 $
FOP=[YR=2024;ORIG=74,20] E12 S20 W12 N20 $
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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

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