

HIGGINS MARY ANN
86196 PINWOOD DR
YULEE, FL 32097

42-2N-27-0000-0024-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories UnitsBUD8 Adjustme Occupancy

1205131103043 100
1 100WOOD FRAME 1001. 1. 100
0 100DIST 01 100NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030100MKT AREA044053.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

1,12810019931,128118,638112801993909,466

TOTALS1,2401,218128,104

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT TYPEUNIT PRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

11242WD DECK A010012784.00SF10.0010.0010020022002320168

21242WD DECK A010010660.00SF10.0010.0010020022002320120

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEUNIT PRICEADJ UNIT PRICE

1000100CRES1000006OR0.000.000.32AC1.001.001.5590,000.00139,500.0044,640

REVIEW DATE01/01/2023BY CDTotal Acres: 0.32Total Land Value: 44,640Market: 0Agricultural: 0Common: 44,640PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCTNORM % COND

010011,218121.0520127.10154,808195919840017.2582.75

SINGLE FAM 100% - 2022Heated Area: 1128HX Base Yr 2022

BAS 1993FEP 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE128,104TOTAL MARKET OB/XF VALUE288TOTAL LAND VALUE - MARKET44,640TOTAL MARKET VALUE173,032SOH/AGL Deduction38,263ASSESSED VALUE134,769TOTAL EXEMPTION VALUEHX HB51,411BASE TAXABLE VALUE83,358TOTAL JUST VALUE173,032NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE164,822

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2488/16608/17/2021WDQI01175,000

GRANTOR:TERRY ROY IIIGRANTEE:HIGGINS MARY ANN1091/126111/01/2002WDQI01100GRANTOR:TERRY AUDREY MAEGRANTEE:TERRY ROY III

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S24 E12 FEP=[YR=1993] S7 E16 N7 W16\$ E35 N24\$.