LOT 17
IN OR 2192/1081
R674004 & R674005

SWISHER SKYLER D
75797 CLYDE HIGGINBOTHAM ROAD
YULEE, FL 32097

2026

42-2N-27-4487-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

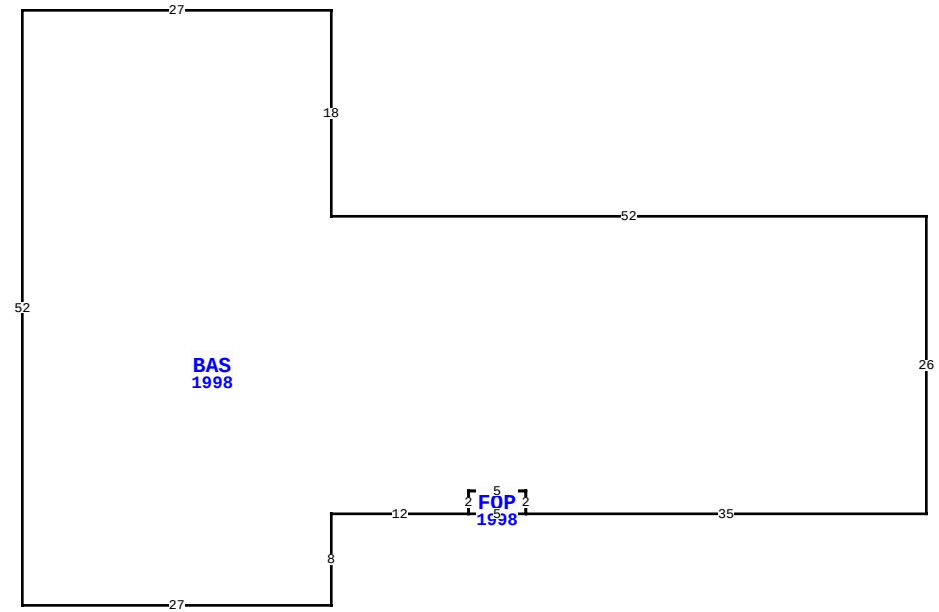
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,746	100	1998	2,746	106,567
FOP	10	30	1998	3	117
TOTALS	2,756			2,749	106,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,749	123.2000	110.88	304,809	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 2020 Heated Area: 2746 HX Base Yr 2020



75797 CLYDE HIGGINBOTHAM RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,683
TOTAL MARKET OB/XF VALUE		6,130
TOTAL LAND VALUE - MARKET		200,700
TOTAL MARKET VALUE		313,513
SOH/AGL Deduction		118,213
ASSESSED VALUE		195,300
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,889
TOTAL JUST VALUE		313,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982082	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2192/1081	4/10/2018	WD	U	I	30	170,000
GRANTOR: SWISHER SHELIE D						
GRANTEE: SWISHER SKYLER D						
0743/0894	11/03/1995	WD	Q	V		22,400
GRANTOR: FAULKNER JOHN III & B						
GRANTEE: SWISHER SHELIE & ED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 N18 W27 S52 E27 N8 E12 FOP=[YR=1998] E5 N2 W5 S2$ N2 E5 S2 E35 N26$.

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	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	5,530	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1999	1999	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 6,130

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	2.23	AC		1.00	1.00	1.00	90,000.00	90,000.00	200,700							

REVIEW DATE 02/23/2024 BY NWA Total Acres: 2.23 Total Land Value: 200,700 Market: 0 Agricultural: 0 Common: 200,700 PRINTED 07/09/2026 BY SYS