LOT 20
IN OR 754/567
WIDE ROAD ACRES PB 5/404-406

NELSON STEPHEN C
75873 CLYDE HIGGINBOTHAM RD
YULEE, FL 32097

**2026**

**42-2N-27-4487-0020-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

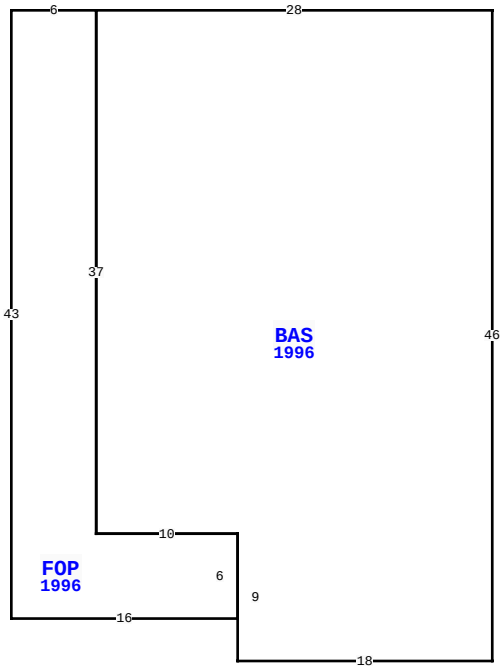
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,198 | 100 | 1996 | 1,198 | 135,735 |
| FOP | 318 | 30 | 1996 | 95 | 10,763 |
| TOTALS | 1,516 | | | 1,293 | 146,499 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,293 | 125.8400 | 132.13 | 170,844 | 1996 | 1996 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SINGLE FAM 100% - 1997 Heated Area: 1198 HX Base Yr 1997




75873 CLYDE HIGGINBOTHAM RD, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 146,499 |
| TOTAL MARKET OB/XF VALUE | | 2,660 |
| TOTAL LAND VALUE - MARKET | | 207,900 |
| TOTAL MARKET VALUE | | 357,059 |
| SOH/AGL Deduction | | 232,326 |
| ASSESSED VALUE | | 124,733 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 73,322 |
| TOTAL JUST VALUE | | 357,059 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 339,383 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 962734 | NEW CONSTR | 62,000 | 03/22/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0754/0567 | 3/18/1996 | WD | Q | V | | 23,000 |
| GRANTOR: MORRIS MICHAEL E | | | | | | |
| GRANTEE: NELSON STEPHEN C | | | | | | |
| 0724/0537 | 2/22/1995 | WD | Q | V | | 21,000 |
| GRANTOR: HIGGINBOTHAM & COOK | | | | | | |
| GRANTEE: MORRIS MICHAEL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W28 FOP=[YR=1996] W6 S43 E16 N6 W10 N37 $ S37 E10 S9 E18 N46 $ .

## 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 | 1996 | 1996 | 3 | 76 | 2,660 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,660

| 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 | 2.31 | AC | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 207,900 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.31 Total Land Value: 207,900 Market: 0 Agricultural: 0 Common: 207,900 PRINTED 07/09/2026 BY SYS