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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

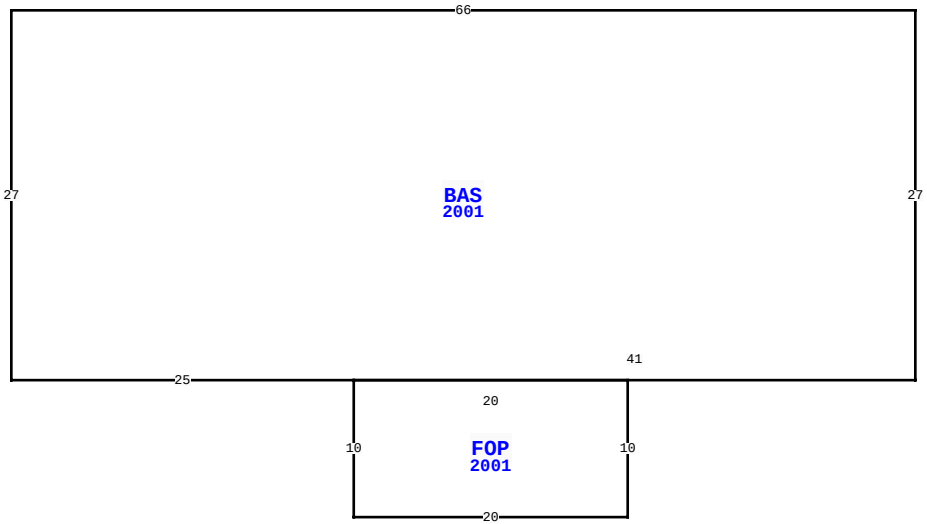
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2001	1,782	87,221
FOP	200	30	2001	60	2,937
TOTALS	1,982			1,842	90,158

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	111.24	204,904	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 0% - 0 Heated Area: 1782 HX Base Yr



85446 AIRPLANE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	101,349
TOTAL MARKET OB/XF VALUE	1,803
TOTAL LAND VALUE - MARKET	90,100
TOTAL MARKET VALUE	193,252
SOH/AGL Deduction	11,889
ASSESSED VALUE	181,363
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,363
TOTAL JUST VALUE	193,252
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,683

DW/MH/ID 9D630378N(A/B) __TITLE: 82817684 & 82817

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	30	100
GRANTOR: ROSSI MICHAEL W P/R						
GRANTEE: HIGGINBOTHAM DELVIN						
1751/1304	8/12/2011	PR	U	I	30	75,000
GRANTOR: ROSSI MICHAEL W P/R						
GRANTEE: HIGGINBOTHAM DELVIN						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 1,803

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	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							
2	009400	C	RIGHT-OF-WAY	0					1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 05/13/2026 BY KWA Total Acres: 1.56 Total Land Value: 90,100 Market: 0 Agricultural: 0 Common: 90,100 PRINTED 07/09/2026 BY SYS

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PT ABND R/W IN OR 578/713
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2026

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

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
Frame	05	STEEL 100
Quality	06	Quality Level 06

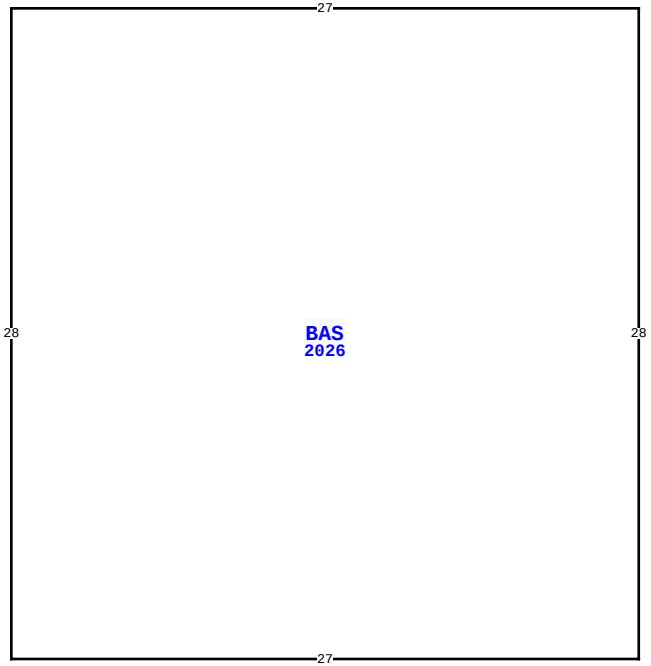
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100	2026	756	11,191
TOTALS	756			756	11,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	756	63.2500	24.67	18,651	2001	2001	0	0	0	40.00	60.00

2 GARAGE RES 0% - 0 Heated Area: 756 HX Base Yr



85446 AIRPLANE LN, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: ROSSI MICHAEL W P/R						
GRANTEE: HIGGINBOTHAM DELVIN						
1751/1304	8/12/2011	PR	U	I	30	75,000
GRANTOR: ROSSI MICHAEL W P/R						
GRANTEE: HIGGINBOTHAM DELVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=53,12] E27 S28 W27 N28 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/13/2026 BY KWA Total Acres: 1.56 Total Land Value: 90,100 Market: 0 Agricultural: 0 Common: 90,100 PRINTED 07/09/2026 BY SYS