

LOT 36 & PT OF LOT 37
IN OR 865/871
SUB OF GOVT LOT 9 OF

BAZAR RICHARD E JR (JTROS)/KITCHENS TRACY DENISE
75018 EASY ST
YULEE, FL 32097

2023

14-2N-26-4280-0007-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	05	AVERAGE 100	0100	01	1,495	115.5660	104.30	155,928	1956	1985	0	0	0	16.50	83.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2000													Heated Area: 1404									
Roof Cover	12	MODULAR MT 100														HX Base Yr 2000									
Interior Wall	04	PLYWOOD 100																							
Interior Floo	08	SHT VINYL 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	2	100																							
Bathrooms	1	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	100																							
BUD8 Adjustme	04	DIST 01 100																							
Occupancy	00	NONE 100																							
Quality			05	Quality Level 05																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM			MKT AREA												05										
NEIGHBORHOOD/LOC			5001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,212	100	1,212	105,554																					
SFB	240	80	192	16,722																					
UOP	120	20	24	2,090																					
UOP	200	20	40	3,484																					
UST	60	45	27	2,351																					
TOTALS			1,832	1,495	130,200																				
EXTRA FEATURES			75018 EASY ST, YULEE																						
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								
2	0810	CONCRETE A	0	100	0	0	460.00	SF	6.50	6.50	100	1980	1980	3	35	1,047									
3	0350	CARPORT WD	0	100	14	14	196.00	SF	13.00	13.00	100	1990	1990	3	20	510									
5	0940	SHEDS/PORT	0	100	14	18	224.00	SF	15.00	15.00	100	1990	1990	3	20	672									
6	0920	CWALL-WD/M	0	100	0	0	125.00	LF	390.00	390.00	100	1990	1990	3	20	9,750									
7	0681	POLE SHED	0	100	6	18	108.00	SF	15.00	15.00	100	2000	2000	3	29	470									
8	0350	CARPORT WD	0	100	24	16	384.00	SF	13.00	13.00	100	2000	2000	3	20	998									
9	1242	WD DECK A	0	100	0	0	240.00	SF	10.00	10.00	100	2000	2000	3	20	480									
LAND DESCRIPTION			TOTAL OB/XF													13,927									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000130	C	SFR WATER	100		RM	125.00	129.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000								
REVIEW DATE 06/10/2020 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																									