SUB LOT 33
IN OR 1876/1057
SUB OF GOVT LOT 9 UNR

HIGGS JACK & SHEILA
75076 EASY STREET
YULEE, FL 32097

2023

14-2N-26-4280-0011-0000

BUILDING CHARACTERISTICS

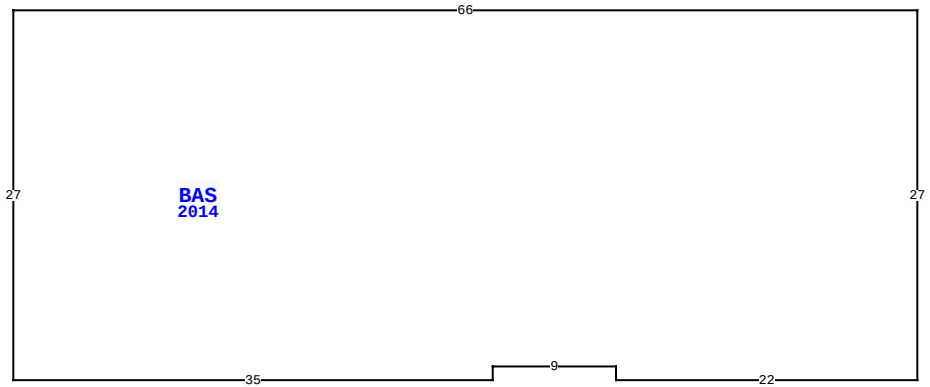
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1,773	112,678
TOTALS	1,773		1,773	112,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,773	151.3200	105.92	187,796	2006	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2018 Heated Area: 1773 HX Base Yr 2018



75076 EASY ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		112,678
TOTAL MARKET OB/XF VALUE		9,360
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		232,038
SOH/AGL Deduction		89,274
ASSESSED VALUE		142,764
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,764
TOTAL JUST VALUE		232,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145594	CO ISSUED	0	11/26/2014
MH145594	MH MOVE-ON	0	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1876/1057	8/30/2013	WD	Q	I	01	82,500
GRANTOR: NEWMAN ROBERT DEAN						
GRANTEE: HIGGS JACK & SHEILA						
1876/1055	8/12/2013	QC	U	I	11	100
GRANTOR: NEWMAN DERRELL RAY						
GRANTEE: NEWMAN ROBERT DEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W66 S27 E35 N1 E9 S1 E22 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
3	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00	100	2004	2004	3	24	9,360	

LAND DESCRIPTION

TOTAL OB/XF 9,360

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	000102	C	SFR/MH	100		RM	83.00	192.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 06/16/2020 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS