IN OR 845/477 R787589
ESMT IN OR 287/83

HIGGS JACK H JR & SHEILA F
75076 EASY STREET
YULEE, FL 32097

2025

03-2N-26-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

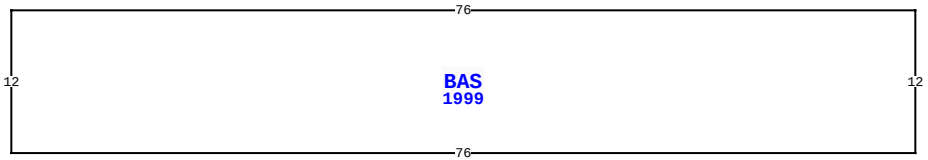
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1999	912	25,653
TOTALS	912			912	25,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	912	117.2000	93.76	85,509	1993	1993	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 912 HX Base Yr



66616 FRED MINER ESTATE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,653
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	162,630
TOTAL MARKET VALUE	192,483
SOH/AGL Deduction	16,388
ASSESSED VALUE	176,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,095
TOTAL JUST VALUE	192,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992632	MH MOVE-ON	0	04/01/1999
E985254	CHNGE SRVC	0	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0845/0477	8/18/1998	WD	Q	I		15,000
GRANTOR: BENNETT MONETTE M						
GRANTEE: HIGGS JACK JR & SHE						
0721/1157	1/09/1995	QC	Q	I	01	100
GRANTOR: BENNETT LARRY & MONET						
GRANTEE: BENNETT MONETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S12 E76 N12$.

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	0681	POLE SHED	0	0	70	20	1,400.00	SF	15.00	15.00	100	1980	1980	3	20	4,200	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	19,500							
2	000100	C	RES	0		OR			7.34	AC		1.00	1.00	1.00	19,500.00	19,500.00	143,130							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 8.34 Total Land Value: 162,630 Market: 0 Agricultural: 0 Common: 162,630 PRINTED 07/30/2025 BY SYS