PT SECS 09-2N-27E & 16-2N-27E
IN OR 2000/63

BRAZELL LINDA B/BRAZELL STACEY ANN
17803 N MAIN ST
JACKSONVILLE, FL 32226

2025

09-2N-27-0000-0003-0000

BUILDING CHARACTERISTICS

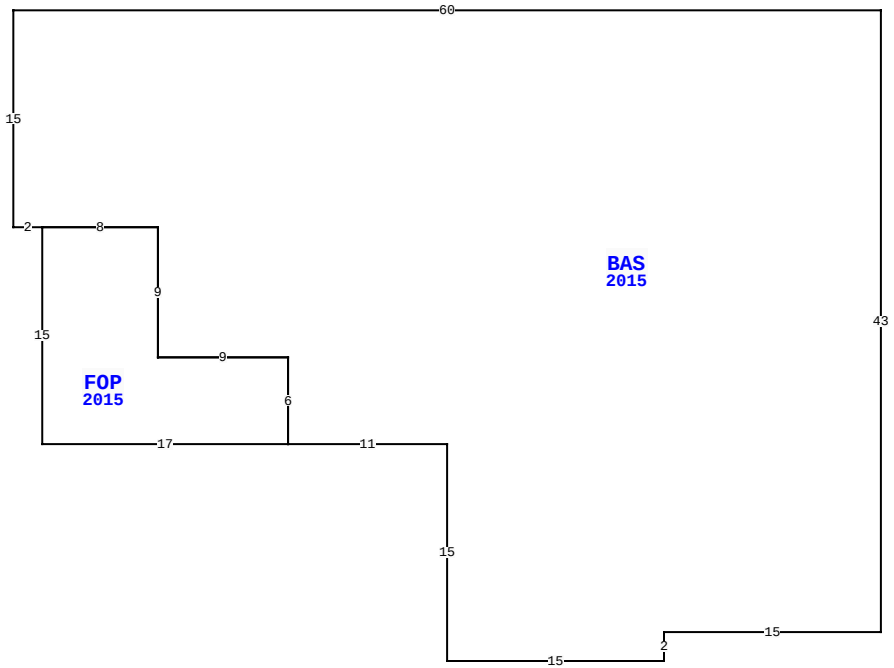
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
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	2,016	100	2015	2,016	170,780
FOP	174	30	2015	52	4,405
TOTALS	2,190			2,068	175,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,068	132.8800	112.95	233,581	2015	2015	0	0	0	25.00	75.00

3 M/H 94+ – 0% - 0 Heated Area: 2016 HX Base Yr



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

75414 CLYDE HIGGINBOTHAM RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	175,186
TOTAL MARKET OB/XF VALUE	10,670
TOTAL LAND VALUE - MARKET	610,615
TOTAL MARKET VALUE	796,471
SOH/AGL Deduction	262,313
ASSESSED VALUE	534,158
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	534,158
TOTAL JUST VALUE	796,471
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	761,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C155683	CO ISSUED	0	01/04/2016
B1531584	BARN	0	12/01/2015
MH155683	MH MOVE-ON	0	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2000/0063	6/11/2015	QC	U	V	11	100
GRANTOR: BRAZELL LINDA J &						
GRANTEE: BRAZELL LARRY M & L						
0628/0608	6/11/1991	QC	Q	I	01	100
GRANTOR: BRAZELL STACEY						
GRANTEE: BRAZELL LINDA & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W60 S 15 E2 FOP=[YR=2015] S15 E17 N6 W9 N9 W8$ E8 S9 E9 S6 E11 S15 E15 N2 E15 N43$.

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	0200	BARN WD 0-	0	0	38	36	1,368.00	SF	10.00	10.00	100	2016	2016	3	78	10,670	

LAND DESCRIPTION

TOTAL OB/XF 10,670

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		OR	0.00	0.00	1.96	AC		1.00	1.00	1.00	85,000.00	85,000.00	166,600							
2	000116	C	RES MARSH	0		OR	0.00	0.00	4.29	AC		1.00	0.90	0.90	115,000.00	103,500.00	444,015							

REVIEW DATE 06/14/2022 BY NWA Total Acres: 6.25 Total Land Value: 610,615 Market: 0 Agricultural: 0 Common: 610,615 PRINTED 07/30/2025 BY SYS