LOTS 39,69 & PT LOTS 38 & 68
IN OR 1085/27 & ESMT'S IN
OR 418/532 & OR 418/534

HIGGINBOTHAM STANLEY L & DIANE
6726 SW 35TH WAY
GAINESVILLE, FL 32608

2025

14-2N-26-4280-0003-0000

NASSAU COUNTY PROPERTY

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
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

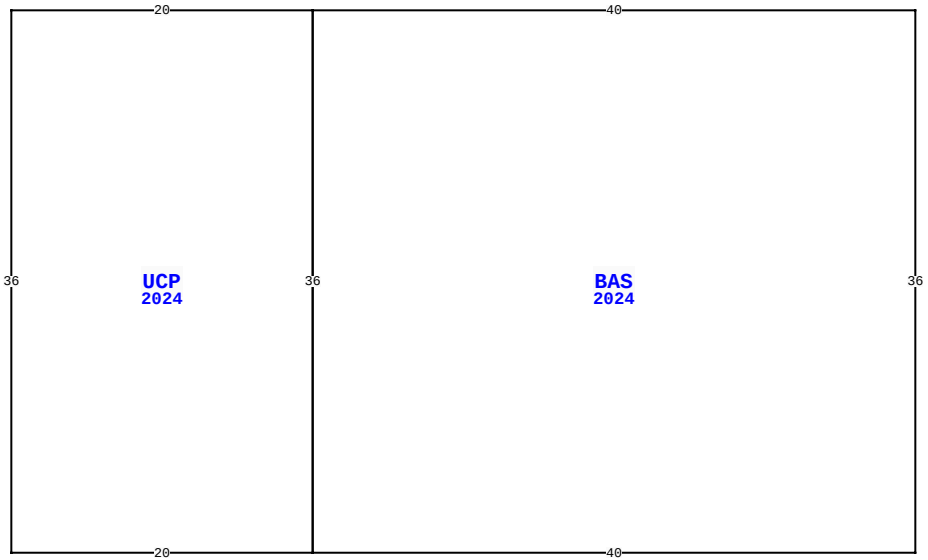
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2024	1,440	30,936
UCP	720	20	2024	144	3,094
TOTALS	2,160			1,584	34,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,584	58.6500	21.70	34,373	2024	2024	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2025 Heated Area: 1440 HX Base Yr



EASY ST, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,029
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	234,029
SOH/AGL Deduction	75,736
ASSESSED VALUE	158,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,293
TOTAL JUST VALUE	234,029
NCON VALUE	11,558
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1085/0027	10/04/2002	WD	Q	I	01	50,000
GRANTOR: HIGGINBOTHAM RODIE P						
GRANTEE: HIGGINBOTHAM STANLE						
0421/0178	5/01/1984	WD	Q	V		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E40 S36 W40 N36 $
UCP=[YR=2024;ORIG=30,10] E20 S36 W20 N36 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000131	C	RES CREEK	0		RM	149.00	288.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 06/26/2025 BY TW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS