PT LOTS 66 & 67 IN OR 2777/544
SUB OF GOVT LOT 9 OF
SEC 14-2N-26E UNR

MITCHELL DAVID L L/E/
75017 EASY SREET
YULEE, FL 32097

2025

14-2N-26-4280-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

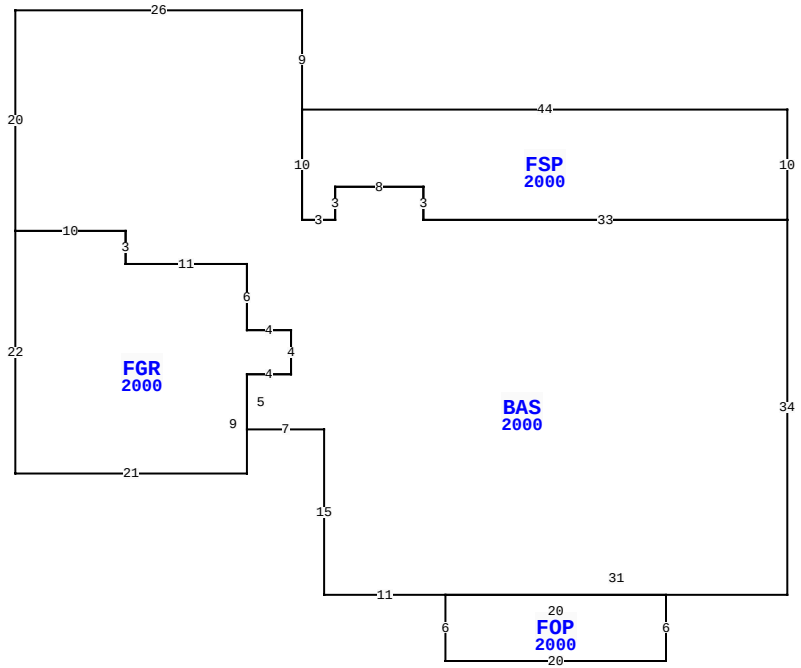
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,117	100	2000	2,117	275,992
FGR	445	55	2000	245	31,941
FOP	120	30	2000	36	4,693
FSP	416	40	2000	166	21,641
TOTALS	3,098			2,564	334,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,564	111.6000	147.31	377,703	2000	2000	0	0	0	11.50	88.50

2 SNGL FAM – 100% - 2001 Heated Area: 2117 HX Base Yr 2001



75017 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		334,267
TOTAL MARKET OB/XF VALUE		14,452
TOTAL LAND VALUE - MARKET		86,100
TOTAL MARKET VALUE		434,819
SOH/AGL Deduction		241,718
ASSESSED VALUE		193,101
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		137,379
TOTAL JUST VALUE		434,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007320	NEW CONSTR	142,500	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2777/544	3/25/2025	LE	U	I	11	100
GRANTOR: MITCHELL DAVID L						
GRANTEE: MITCHELL DAVID LAMO						
0925/1613	3/27/2000	WD	U	V		28,000
GRANTOR: PRESCOTT WILLIAM M						
GRANTEE: MITCHELL DAVID L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2000] W44 BAS=[YR=2000] N9 W26 S20 FGR=[YR=2000] S22 E21 N9 E4 N4 W4 N6 W11 N3 W10$ E10 S3 E11 S6 E4 S4 W4 S5 E7 S15 E11 FOP=[YR=2000] S6 E20 N6 W20$ E31 N34 W33 N3 W8 S3 W3 N10$ S10 E3 N3 E8 S3 E33 N10$.

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	0812	CONCRETE C	0	100	0	0	1,187.00	SF	4.00	4.00	100	2000	2000	3	77	3,656	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
3	0681	POLE SHED	0	100	24	7	168.00	SF	15.00	15.00	100	2010	2010	3	56	1,411	
4	0681	POLE SHED	0	100	20	36	720.00	SF	15.00	15.00	100	2011	2011	3	60	6,480	

LAND DESCRIPTION

TOTAL OB/XF 14,452

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	000116	C	RES MARSH	100		RM	123.00	230.00	123.00	FF		1.00	1.00	1.00	700.00	700.00	86,100							

REVIEW DATE 08/22/2022 BY KBA Total Acres: 0.00 Total Land Value: 86,100 Market: 0 Agricultural: 0 Common: 86,100 PRINTED 07/30/2025 BY SYS