PT LOTS 34 & 35
IN OR 2624/1145
SUB OF GOVT LOT 9 OF

BITTNER GARY L & MICKI A
75036 EASY STREET
YULEE, FL 32097

2025

14-2N-26-4280-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

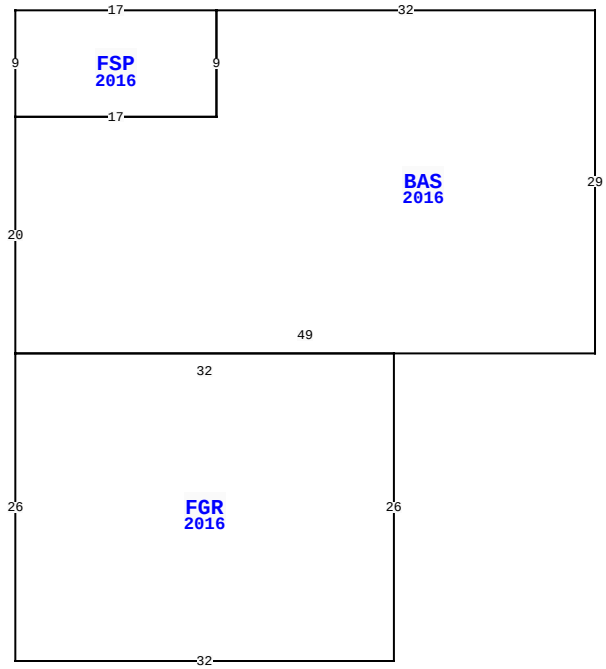
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,268	100	2016	1,268	200,933
FGR	832	55	2016	458	72,577
FSP	153	40	2016	61	9,666
TOTALS	2,253			1,787	283,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,787	127.7100	168.58	301,252	2016	2016	0	0	0	6.00	94.00

2 SNGL FAM – 100% - 2024 Heated Area: 1268 HX Base Yr 2024



75036 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		283,177
TOTAL MARKET OB/XF VALUE		10,573
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		493,750
SOH/AGL Deduction		91,508
ASSESSED VALUE		402,242
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		351,520
TOTAL JUST VALUE		493,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631717	NEW CONSTR	178,349	02/01/2016
B1531125	DEMOLITION	9,000	10/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/1145	3/06/2023	WD	Q	I	01	438,500
GRANTOR: PENDERGRASS DENNIE L						
GRANTEE: BITTNER GARY L & MI						
1972/1814	3/31/2015	WD	Q	I	02	149,000
GRANTOR: ARE GROUP INC						
GRANTEE: PENDERGRASS DENNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W32 FSP=[YR=2016] W17 S9 E17 N9$ S9 W17 S20
FGR=[YR=2016] S26 E32 N26 W32$ E49 N29$.

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	0300	BOAT DCK W	0	100	16	16	256.00	SF	40.00	40.00	100	1987	1987	3	20	2,048	
2	0920	CWALL-WD/M	0	100	69	0	69.00	LF	390.00	390.00	100	1985	1985	3	20	5,382	
3	0810	CONCRETE A	0	100	0	0	509.00	SF	6.50	6.50	100	2016	2016	3	95	3,143	

LAND DESCRIPTION

TOTAL OB/XF 10,573

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	100		RM	75.00	133.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 08/22/2022 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS