

SUB LOT 33
IN OR 1876/1057
SUB OF GOVT LOT 9 UNR

HIGGS JACK & SHEILA
75076 EASY STREET
YULEE, FL 32097

2025

14-2N-26-4280-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,773	100
	2014	
	1,773	
	127,704	
TOTALS	1,773	1,773 127,704

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,773	151.3200	128.62	228,043	2006	2006	0	0	0	44.00	56.00	
1 M/H 94+ - 100% - 2018 Heated Area: 1773 HX Base Yr 2018													
BAS 2014													
75076 EASY ST, YULEE													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				127,704			
TOTAL MARKET OB/XF VALUE				47,054			
TOTAL LAND VALUE - MARKET				200,000			
TOTAL MARKET VALUE				374,758			
SOH/AGL Deduction				184,583			
ASSESSED VALUE				190,175			
TOTAL EXEMPTION VALUE			HX HB	50,722			
BASE TAXABLE VALUE				139,453			
TOTAL JUST VALUE				374,758			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				235,286			