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

2026

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

NASSAU COUNTY PROPERTY

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

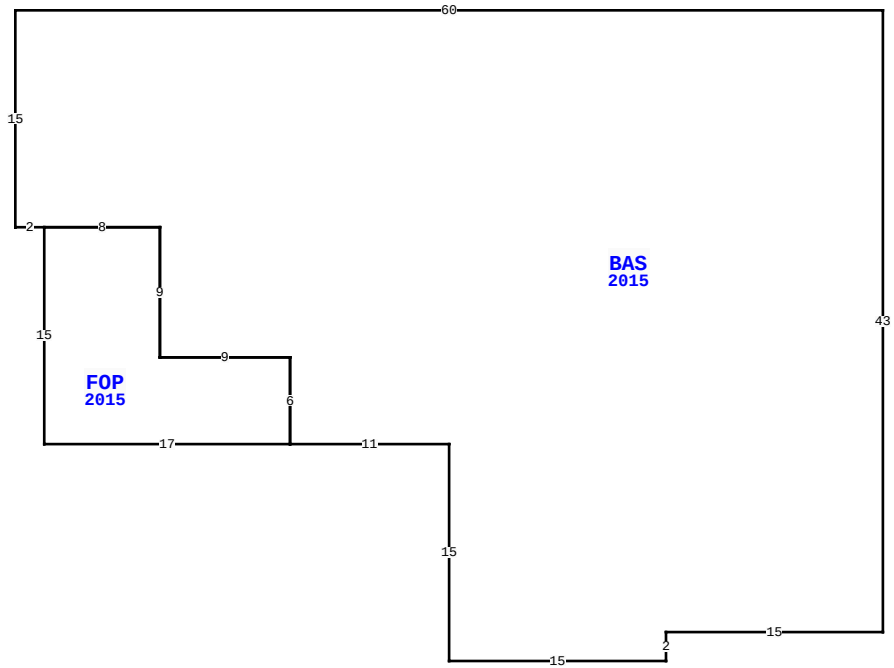
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	2015	2,016	173,587
FOP	174	30	2015	52	4,478
TOTALS	2,190			2,068	178,065

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	119.59	247,312	2015	2015	0	0	0	28.00	72.00

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



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/08/2026 MLU
AG DATE	

75414 CLYDE HIGGINBOTHAM RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	178,065
TOTAL MARKET OB/XF VALUE	20,520
TOTAL LAND VALUE - MARKET	659,025
TOTAL MARKET VALUE	857,610
SOH/AGL Deduction	270,036
ASSESSED VALUE	587,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	587,574
TOTAL JUST VALUE	857,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	796,471

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	20.00	20.00	100	2016	2016	3	75	20,520	

LAND DESCRIPTION

TOTAL OB/XF 20,520

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	90,000.00	90,000.00	176,400							
2	000116	C	RES MARSH	0		OR	0.00	0.00	4.29	AC		1.00	0.90	0.90	125,000.00	112,500.00	482,625							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.25 Total Land Value: 659,025 Market: 0 Agricultural: 0 Common: 659,025 PRINTED 07/09/2026 BY SYS