

PT LOTS 37,38,67 & 68
IN OR 2329/1204 (EX ESMT IN
OR 418/532 & OR 418/534)

HIGGINBOTHAM FAMILY REVOC LVG TRUST/HIGGINBOTHAM S
75002 EASY STREET
YULEE, FL 32097

2026

14-2N-26-4280-0005-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

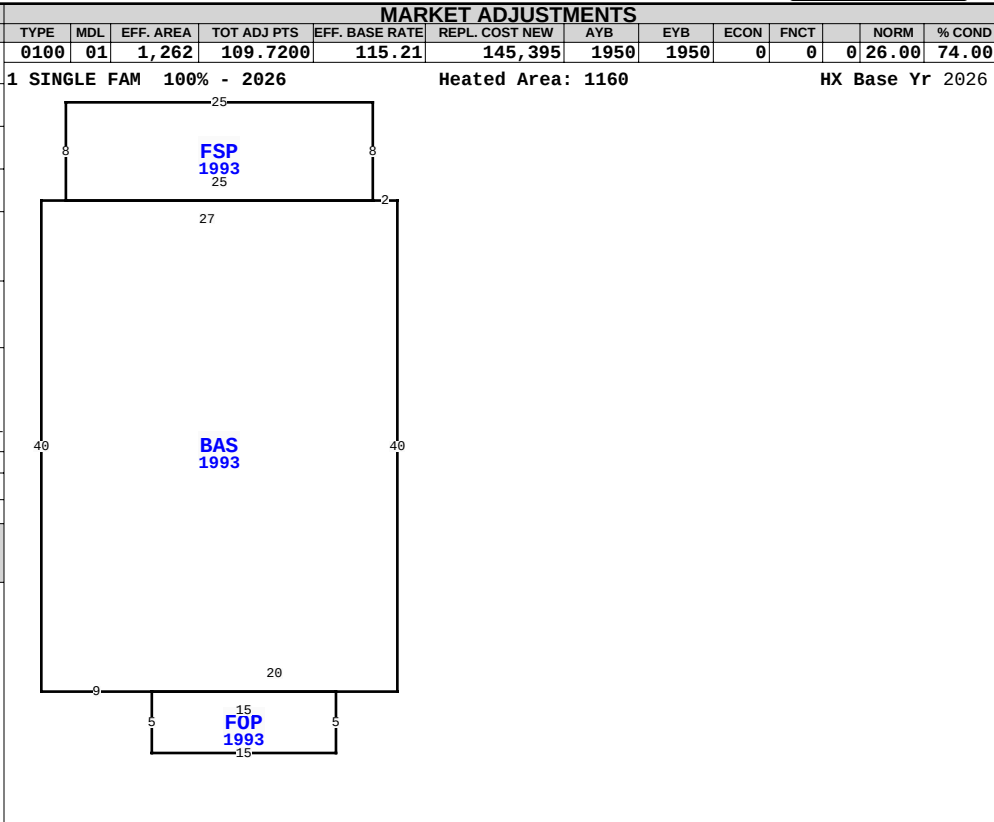
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1993	1,160	98,897
FOP	75	30	1993	22	1,876
FSP	200	40	1993	80	6,821

TOTALS	1,435			1,262	107,592
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	12	12	144.00	SF	40.00
2	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00
3	0300	BOAT DCK W	0	100	18	6	108.00	SF	40.00
4	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RM	122.00	355.00	1.00



75002 EASY ST, YULEE	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	12	12	144.00	SF	40.00	40.00	100	1996	1996	3	20	1,152	
2	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2025	2024	03	97	1,785	
3	0300	BOAT DCK W	0	100	18	6	108.00	SF	40.00	40.00	100	2025	2024	03	98	4,234	
4	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2025	2024	03	97	1,940	

TOTAL OB/XF										9,111							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000131	C	RES CREEK	100		RM	122.00	355.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		107,592			
TOTAL MARKET OB/XF VALUE		9,111			
TOTAL LAND VALUE - MARKET		205,000			
TOTAL MARKET VALUE		321,703			
SOH/AGL Deduction		11,099			
ASSESSED VALUE		310,604			
TOTAL EXEMPTION VALUE		51,411			
BASE TAXABLE VALUE		259,193			
TOTAL JUST VALUE		321,703			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		315,758			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004041	REPAIR/RRF	9,200	07/01/2017
4783	NEW CONSTR	1,631	03/30/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2329/1204	11/16/2019	WD U	I	I	11	100	
GRANTOR: TUTTLE JONI & STANLEY							
GRANTEE: HIGGINBOTHAM FAMILY							
1667/1609	3/09/2010	WD U	I	I	30	120,000	
GRANTOR: HIGGINBOTHAM JAMES F							
GRANTEE: HIGGINBOTHAM STANLEY							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W2 FSP=[YR=1993] N8 W25 S8 E25\$ W27 S40 E9							
FOP=[YR=1993] S5 E15 N5 W15\$ E20 N40\$.							