LOTS 4 & 3
OR 135/444 & OR 120/170
TERMINAL HEIGHTS SUB PB 5/9

CRUMP KEVIN
PO BOX 1337
YULEE, FL 32041

2023

42-2N-27-4460-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85528 WINONA BAYVIEW RD, 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	0
TOTAL MARKET OB/XF VALUE	4,381
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	104,381
SOH/AGL Deduction	15,904
ASSESSED VALUE	88,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,477
TOTAL JUST VALUE	104,381
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004581	DEMOLITION	1,000	05/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/0328	7/23/2020	QC	U	I	11	100

GRANTOR: CRUMP MARY ALICE
GRANTEE: CRUMP KEVIN

BUILDING NOTES

BUILDING DIMENSIONS

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
3	0510	GARAGE WD-	0	0	16	18	288.00	SF	35.00	35.00	100	2003	2003	3	36	3,629	
4	0351	CARPORT MT	0	0	19	18	342.00	SF	10.00	10.00	100	2003	2003	3	22	752	

LAND DESCRIPTION

TOTAL OB/XF 4,381

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	000001	C	V RS W/XFOB	0		RS-2	200.00	100.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 03/27/2019 BY TW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS