PT LOTS 5 & 6
IN OR 2609/561 BEING PARCEL 1
YULEE FARMS UNIT 4 PBK 3/32

DEEMAR LLC
85489 N HARTS RD
YULEE, FL 32097

2023

42-2N-27-4600-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

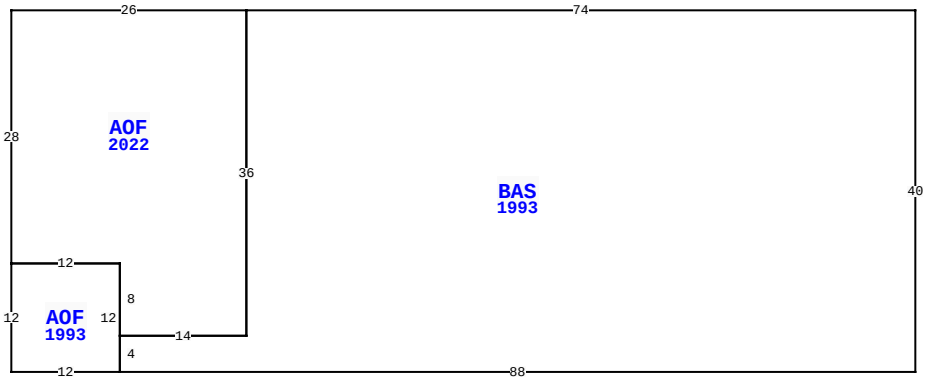
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	144	185	266	4,322
AOF	840	185	1,554	25,249
BAS	3,016	100	3,016	49,003
TOTALS	4,000		4,836	78,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2501	06	4,836	73.6409	64.99	314,292	1985	1985	0	0	25	50.00	25.00

1 SERV SHOP – 0% - 2023 Heated Area: 4000 HX Base Yr



850516 US HWY 17, YULEE

BLD DATE	01/23/2023 HS	LGL DATE	
XF DATE	01/23/2023 HS	LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	78,573
TOTAL MARKET OB/XF VALUE	42,481
TOTAL LAND VALUE - MARKET	337,255
TOTAL MARKET VALUE	458,309
SOH/AGL Deduction	0
ASSESSED VALUE	458,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	458,309
TOTAL JUST VALUE	458,309
NCON VALUE	25,248
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/0561	12/16/2022	WD	Q	I	01	350,000
GRANTOR: MCCORMICK JOHNNY RAY						
GRANTEE: DEEMAR LLC						
0884/0532	5/24/1999	WD	U	I	01	100
GRANTOR: MCCORMICK JOHNNY & AD						
GRANTEE: MCCORMICK JOHNNY RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W74 AOF=[YR=2022] W26 S28 AOF=[YR=1993] S12 E12 N12 W12$ E12 S8 E14 N36$ S36 W14 S4 E88 N40 $.

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
2	0812	CONCRETE C	0	0	0	0	7,800.00	SF	4.00	4.00	100	1985	1985	3	49.5	15,444	
3	6001	ROLLUP DR	0	0	0	0	8.00	UT	400.00	400.00	100	2000	2000	3	20	640	
4	0351	CARPORT MT	0	0	34	20	680.00	SF	10.00	10.00	100	2005	2005	3	27	1,836	
5	0351	CARPORT MT	0	0	34	22	748.00	SF	10.00	10.00	100	2005	2005	3	27	2,020	
6	0811	CONCRETE B	0	0	30	20	600.00	SF	5.20	5.20	100	2000	2000	3	80	2,496	
7	0351	CARPORT MT	0	0	21	21	441.00	SF	10.00	10.00	100	2000	2000	3	20	882	
8	0510	GARAGE WD-	0	0	42	20	840.00	SF	35.00	35.00	100	1997	1997	3	26	7,644	
9	0811	CONCRETE B	0	0	30	20	600.00	SF	5.20	5.20	100	2000	2000	3	80	2,496	
10	0351	CARPORT MT	0	0	21	21	441.00	SF	10.00	10.00	100	2000	2000	3	20	882	
11	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	

TOTAL OB/XF 35,060

LAND DESCRIPTION

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	002500	C	SRVC SHOPS	0		CI	200.00	250.00	99,315.00	SF		1.00	1.00	1.00	3.00	3.00	297,945							
2	000000	C	VAC RES	0		RS-2			0.77	AC		1.00	0.85	0.85	60,000.00	51,000.00	39,270							
3	009400	C	RIGHTOFWAY	0		CI			0.40	AC		1.00	1.00	1.00	100.00	100.00	40							

REVIEW DATE 01/23/2023 BY HSNW Total Acres: 0.77 Total Land Value: 337,255 Market: 0 Agricultural: 0 Common: 337,255 PRINTED 08/02/2023 BY SYS

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BUILDING NOTES

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12	0351	CARPORT MT	0	0	25	16	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
13	0430	CL FNC 6B	0	0	0	0	850.00	LF	9.70	9.70	100	2005	2005	3	69	5,689	
14	0465	FNC GT 15'	0	0	0	0	3.00	UT	450.00	450.00	100	2005	2005	3	69	932	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,421

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

REVIEW DATE 01/23/2023 BY HSNW Total Acres: 0.77 Total Land Value: 337,255 Market: 0 Agricultural: 0 Common: 337,255 PRINTED 08/02/2023 BY SYS