

MCCORMICK CHRISTOPHER W
85017 WAYNE'S PLACE
YULEE, FL 32097

42-2N-27-4600-0006-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03MOD METAL 100
GABLE/HIP 100

Roof Cover01MINIMUM 100

Interior Wall04PLYWOOD 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame02WOOD FRAME 100

Stories Units1.1. 100
0 100

Quality02Quality Level 02

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4052.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS7201007206,238

TOTALS7207206,238

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTAPNORM% COND

08200272066.640043.3231,19019721972002070.0020.00

1 M/H 93- - 0% - 0Heated Area: 720HX Base Yr

BAS1999

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE6,238

TOTAL MARKET OB/XF VALUE2,063

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE58,301

SOH/AGL Deduction24,949

ASSESSED VALUE33,352

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE33,352

TOTAL JUST VALUE58,301

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE45,454

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2165/010312/15/2017WD U I 30185,000

GRANTOR:MCCORMICK FRANCIS WAY

GRANTEE:MCCORMICK CHRISTOPH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S12 E60 N12\$.

EXTRA FEATURES

85125 MCCORMICKS LN, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A002103630.00SF6.506.50100198019803351,433

40754FOP002110210.00SF15.0015.0010019791979320630

LAND DESCRIPTION

TOTAL OB/XF2,063

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH00.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE02/15/2017BY SBXTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/02/2023 BY SYS