

LOT 56 & W1/2 OF LOT 57 (S-2)  
 IN OR 1546/1537  
 EX R/W OR 210/435

IMMAC ENTERPRISES LLC  
 PO BOX 1337  
 YULEE, FL 32097

2023

52-3N-27-4890-0056-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 450,848 TOTAL MARKET VALUE 450,848 SOH/AGL Deduction 111,260 ASSESSED VALUE 339,588 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 339,588 TOTAL JUST VALUE 450,848 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 450,847											
DOR CODE		1000 VACANT COMMERCIAL																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1546/1537 1/17/2008 WD U V 19 100 GRANTOR: CRUMP IVEY M & MARY A GRANTEE: IMMAC ENTERPRISES L 0640/0581 11/05/1991 QC U V 01 100 GRANTOR: CRUMP J EDWIN GRANTEE: CRUMP IVEY & MARY											
MAP NUM		MKT AREA 04																		BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC		4002.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS		SR 200, YULEE																													
EXTRA FEATURES																															
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																
																TOTAL OB/XF 0															
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	001000	C	COMMERCIAL	0		CG	150.00	415.00	60,113.00	SF		1.00	1.00	1.00	7.50	7.50	450,848														
REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 450,848 Market: 0 Agricultural: 0 Common: 450,848 PRINTED 08/02/2023 BY SYS																															