PT LOT 5
IN OR 2609/561 BEING PARCEL 2
YULEE FARMS UNIT 4 PBK 3/32

DEEMAR LLC/
85489 N HARTS RD
YULEE, FL 32097

2024

42-2N-27-4600-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

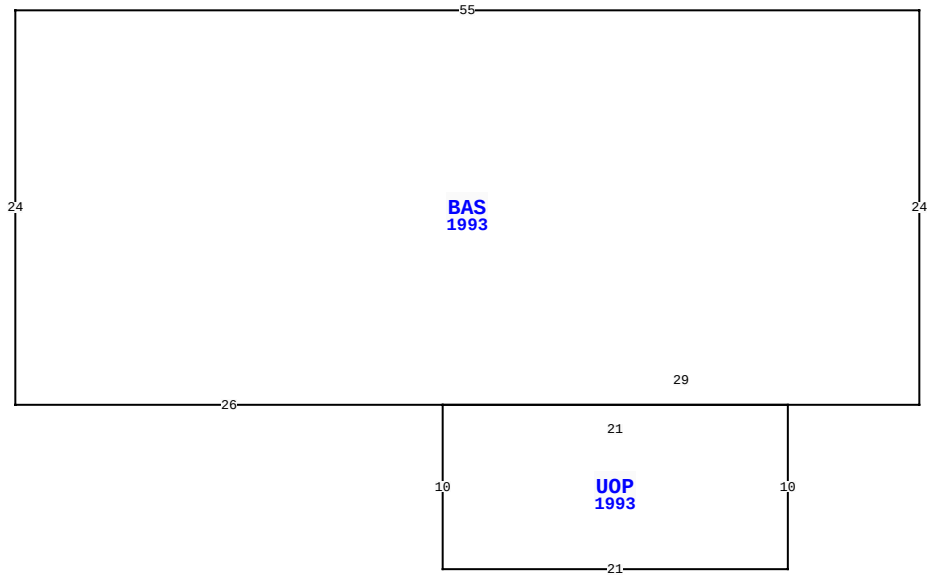
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	27,443
UOP	210	25	52	1,081
TOTALS	1,530		1,372	28,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,372	99.0000	69.30	95,080	1972	1972	0	0	0	70.00	30.00

3 M/H 93- – 0% - 2023 Heated Area: 1320 HX Base Yr



US HWY 17, YULEE

BLD DATE	01/29/2021	KK	LGL DATE		
XF DATE	01/29/2021	KK	LAND DATE	01/29/2021	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	63,552
TOTAL MARKET OB/XF VALUE	29,929
TOTAL LAND VALUE - MARKET	73,200
TOTAL MARKET VALUE	166,681
SOH/AGL Deduction	0
ASSESSED VALUE	166,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,681
TOTAL JUST VALUE	166,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3604	H/AC	1,800	11/26/1990
5706	REPAIR/RRF	7,600	05/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/0561	12/16/2022	WD	Q	I	05	350,000
GRANTOR: MCCORMICK JOHNNY RAY						
GRANTEE: DEEMAR LLC						
0884/0536	5/24/1999	WD	U	I	06	100
GRANTOR: MCCORMICK JOHNNY R &						
GRANTEE: MCCORMICK JOHNNY RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S24 E26 UOP=[YR=1993] S10 E21 N10 W21$ E29 N24$.

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
1	0570	JUNK HOUSE	0	0	33	28	1.00	UT	500.00	500.00	100	1983	1983	3	100	500	
2	0511	GARAGE CB-	0	0	33	26	858.00	SF	40.00	40.00	100	1976	1976	3	27	9,266	
3	0810	CONCRETE A	0	0	23	20	460.00	SF	6.50	6.50	100	1976	1976	3	27	807	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
6	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	1997	1997	3	25	5,040	
7	0681	POLE SHED	0	0	24	18	432.00	SF	15.00	15.00	100	1985	1985	3	20	1,296	
8	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	
9	0351	CARPORT MT	0	0	35	10	350.00	SF	10.00	10.00	100	2000	2000	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 29,929

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	000102	C	SFR/MH	0		RSF-2	0.00	0.00	1.22	AC		1.00	1.00	1.00	60,000.00	60,000.00	73,200							

REVIEW DATE 01/23/2023 BY NWHS Total Acres: 1.22 Total Land Value: 73,200 Market: 0 Agricultural: 0 Common: 73,200 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

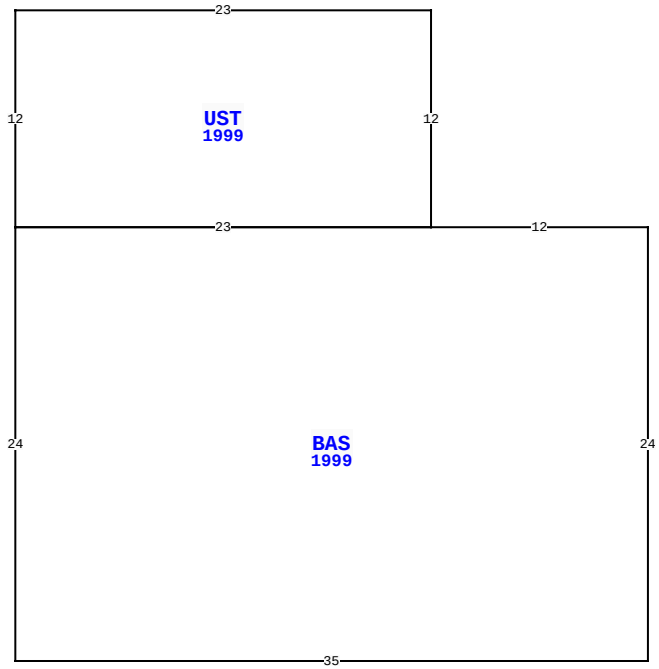
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	29,660
UST	276	55	152	5,367
TOTALS	1,116		992	35,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	992	107.0000	80.25	79,608	1999	1999	0	0	0	56.00	44.00

4 M/H 94+ – 0% - 2023 Heated Area: 840 HX Base Yr



US HWY 17, YULEE

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,369

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GRANTEE: DEEMAR LLC						
0884/0536	5/24/1999	WD	U	I	06	100
GRANTOR: MCCORMICK JOHNNY R &						
GRANTEE: MCCORMICK JOHNNY RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12UST=[YR=1999] N12 W23 S12 E23$ W23 S24 E35 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 NWHS Total Acres: 1.22 Total Land Value: 73,200 Market: 0 Agricultural: 0 Common: 73,200 PRINTED 08/06/2024 BY SYS