



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	02	Quality Level 02	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	720	100	720
			SUBAREA MARKET VALUE
			6,718
TOTALS	720		720
			6,718

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0820	02	720	66.6400	46.65	33,588	1972	1972	0	0	20	70.00	20.00	
1 M/H 93- - 0% - 0													
Heated Area: 720													
HX Base Yr													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			6,718
TOTAL MARKET OB/XF VALUE			1,961
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			58,679
SOH/AGL Deduction			21,992
ASSESSED VALUE			36,687
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			36,687
TOTAL JUST VALUE			58,679
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			58,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/0103	12/15/2017	WD U	I	I	30	185,000
GRANTOR: MCCORMICK FRANCIS WAY						
GRANTEE: MCCORMICK CHRISTOPH						

BUILDING NOTES	

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

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
1	0810	CONCRETE A	0	0	210	3			6.50	100	1980	1980	3	32.5	1,331	
2	0754	FOP	0	0	21	10			15.00	100	1979	1979	3	20	630	
TOTALS																
85125 MCCORMICKS LN, YULEE																

LAND DESCRIPTION																	TOTAL OB/XF							1,961
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	000102	C	SFR/MH	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							