

LOT 10
IN OR 1498/1786
EX R/W OR 400/807

MCCORMICK SAMUEL R EST
C/O BRANDY DENISE MCCORMICK, 140 NEELY CIRCLE NE
CLEVELAND, TN 37311

2025

29-2N-28-4950-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	2008	1,496	39,423
FOP	16	30	2008	5	132
USP	136	50	2015	68	1,792
UST	280	55	2015	154	4,058
TOTALS	1,928			1,723	45,404

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0	100	6	8			10.00
2	0680	POLE SHED	0	100	30	42			10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.47

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0820	02	1,723	109.8000	87.84	151,348	1982	1982	0	0
1 M/H 93- - 100% - 2023 Heated Area: 1496 HX Base Yr 2023									
95240 MARC ANTHONY RD, FERNANDINA BEACH									

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					45,404				
TOTAL MARKET OB/XF VALUE					9,738				
TOTAL LAND VALUE - MARKET					147,000				
TOTAL MARKET VALUE					202,142				
SOH/AGL Deduction					37,380				
ASSESSED VALUE					164,762				
TOTAL EXEMPTION VALUE					WX HX HB 55,722				
BASE TAXABLE VALUE					109,040				
TOTAL JUST VALUE					202,142				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					160,119				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973432	CHNGE SRVC	500	01/01/1997
961502	MH MOVE-ON	0	09/01/1996
7878	MH MOVE-ON	100	07/21/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1498/1786	5/14/2007	QC	Q	I	01	100	
GRANTOR:MCCORMICK MATTIE W							
GRANTEE:MCCORMICK SAMUEL R							
1193/0305	12/04/2003	QC	Q	I	01	100	
GRANTOR:WILLIAMS LILY MAE							
GRANTEE:MCCORMICK MATTIE W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W8 USP=[YR=2015] N8 W17 S8 E17\$ W28									
UST=[YR=2015] N14 W20 S14 E20\$ W20 S27 E28FOP=[YR=2008] E4 N4									
W4 S4\$ N4 E4S4 E24 N27\$.									