LOT 16
OAK WOODS PB 5 PG 370

SIMONS USA SERVICES LLC
2176 NORTHWEST DIAMOND CREEK W
JENSEN BEACH, FL 34957

2025

38-2N-27-1525-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

86079 BIG LEAF LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	97,000
SOH/AGL Deduction	0
ASSESSED VALUE	97,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,000
TOTAL JUST VALUE	97,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250005556	MANU REPL	0	05/22/2025
B24-10775	DEMO 1984 DW/MH		09/19/2024
96 1172	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1669	7/02/2024	SW	Q	I	01	125,000
GRANTOR: MCCORMICK EARLINE MCN						
GRANTEE: SIMONS USA SERVICES						
2701/78	3/20/2024	FJ	U	I	11	0
GRANTOR: MCCORMICK DOUGLAS E						
GRANTEE: MCCORMICK EARLINE M						

BUILDING NOTES

BUILDING DIMENSIONS

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
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1984		100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1984		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000100	C	RES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/19/2024 BY KWX Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS