PT OF LOTS 3 & 4
IN OR 2518/1305
1972SW/MH CONV&1985 HARR SW/MH

CRUMP KEVIN
PO BOX 1337
YULEE, FL 32041

2025

42-2N-27-4500-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

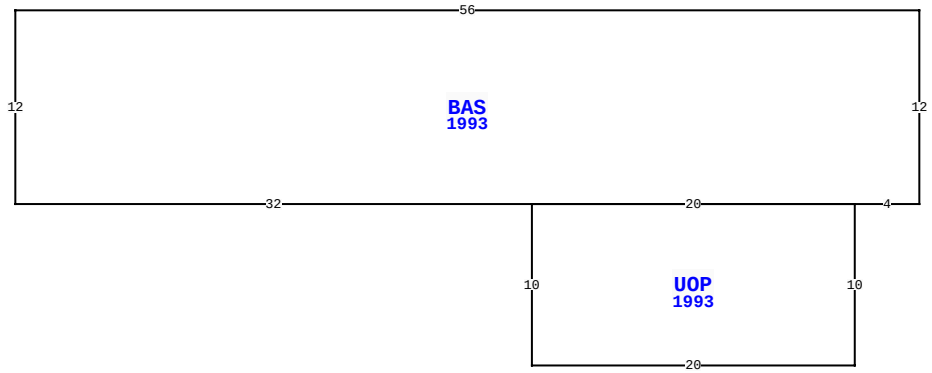
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	18,257
UOP	200	25	1993	50	1,358
TOTALS	872			722	19,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	722	113.2000	90.56	65,384	1972	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



85285 WINONA BAYVIEW DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	44,990
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	144,000
TOTAL MARKET VALUE	188,990
SOH/AGL Deduction	26,946
ASSESSED VALUE	162,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,044
TOTAL JUST VALUE	188,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,366

MISC STRG(S) = NV : KW 6/2024

RP: 12523228 TITLE:41996086

1985 HARR SWMH/ID: HHJFL18850842 @ 85285 WINONA B

1972 SOUV_ R816034 _ @ 85309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15345	ELEC OTHER	0	07/01/2005
M10077	MECH OTHER	0	07/01/2005
P09766	OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/1305	11/29/2021	WD	U	I	37	47,000
GRANTOR: MANNING JAMES F & PAT						
GRANTEE: CRUMP KEVIN						
0864/0231	1/25/1999	WD	Q	I		35,000
GRANTOR: DEES WAYNE B						
GRANTEE: MANNING JAMES F & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-56,10] S12 E32 E20 E4 N12 W56 $
UOP=[YR=1993;ORIG=-24,22] S10 E20 N10 W20 $
.

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
1	000100	C	RES	0		RM	235.00	200.00	3.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	144,000							

REVIEW DATE 06/11/2024 BY KW Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 07/30/2025 BY SYS

PT OF LOTS 3 & 4
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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

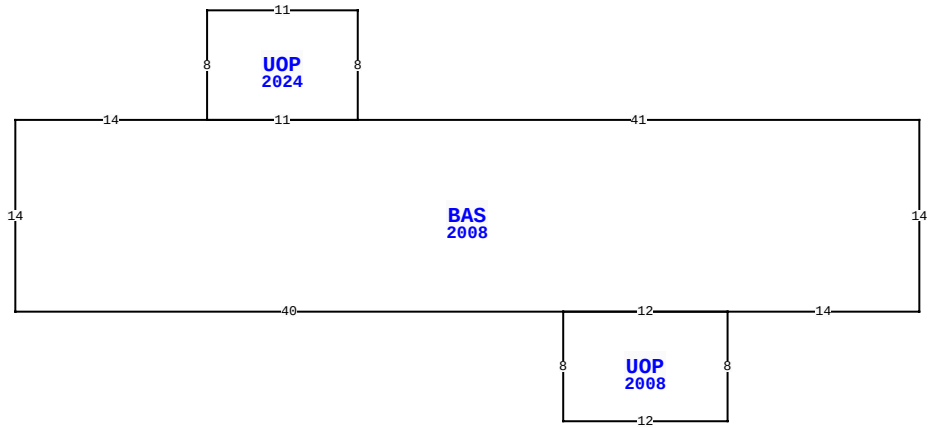
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2008	924	24,172
UOP	96	25	2008	24	628
UOP	88	25	2024	22	575
TOTALS	1,108			970	25,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	970	109.0000	87.20	84,584	1985	1985	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



85285 WINONA BAYVIEW DR, YULEE

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TOTAL JUST VALUE	188,990
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: MANNING JAMES F & PAT						
GRANTEE: CRUMP KEVIN						
0864/0231	1/25/1999	WD	Q	I		35,000
GRANTOR: DEES WAYNE B						
GRANTEE: MANNING JAMES F & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W41 W11 W14 S14 E40 E12 E14 N14 $
UOP=[YR=2008;ORIG=-26,14] S8 E12 N8 W12 $
UOP=[YR=2024;ORIG=-52,0] E11 N8 W11 S8 $
.

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

LAND DESCRIPTION

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/11/2024 BY KW Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 07/30/2025 BY SYS