

PT LOT 5
IN OR 2764/118 BEING PARCEL 2
YULEE FARMS UNIT 4 PBK 3/32

ALLEN PATRICIA MCCORMICK
85133 MCCORMICKS LN
YULEE, FL 32097

2025

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



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1993	1,320	31,363
UOP	210	25	1993	52	1,235

TOTALS 1,530 1,372 32,599

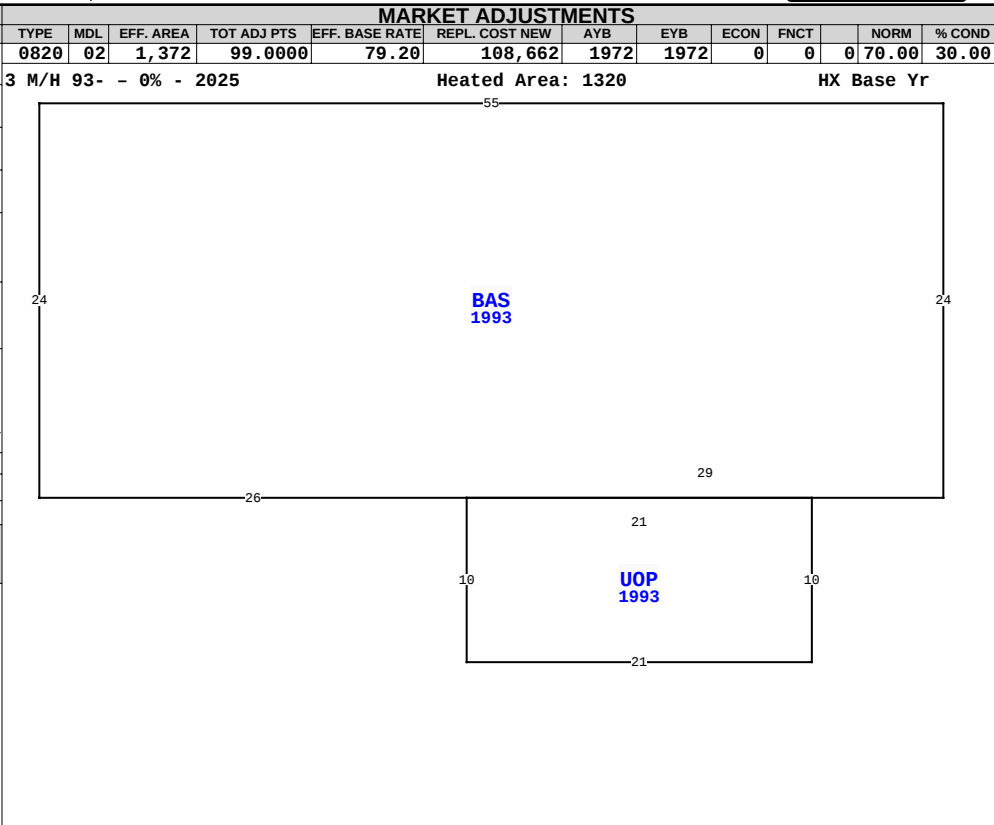
EXTRA FEATURES

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
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	26	8,923	
3	0810	CONCRETE A	0	0	23	20	460.00	SF	6.50	6.50	100	1976	1976	3	26	777	
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	24	4,838	
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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-2	0.00	0.00	1.22	AC		1.00	1.00	1.00	70,000.00	70,000.00	85,400							

REVIEW DATE 01/23/2023 BY NWHS



US HWY 17, YULEE

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

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3	0810	CONCRETE A	0	0	23	20	460.00	SF	6.50	6.50	100	1976	1976	3	26	777	
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	24	4,838	
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9	0351	CARPORT MT	0	0	35	10	350.00	SF	10.00	10.00	100	2000	2000	3	20	700	

TOTAL OB/XF 29,354

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-2	0.00	0.00	1.22	AC		1.00	1.00	1.00	70,000.00	70,000.00	85,400							

Total Acres: 1.22 Total Land Value: 85,400 Market: 0 Agricultural: 0 Common: 85,400

NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		70,492
TOTAL MARKET OB/XF VALUE		29,354
TOTAL LAND VALUE - MARKET		85,400
TOTAL MARKET VALUE		185,246
SOH/AGL Deduction		0
ASSESSED VALUE		185,246
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		185,246
TOTAL JUST VALUE		185,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,681

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
2764/118	1/28/2025	QC	U	I	11	100
GRANTOR: MCCORMICK JOHNNY						
GRANTEE: ALLEN PATRICIA MCCO						
2756/229	12/13/2024	QC	U	I	11	100
GRANTOR: DEEMAR LLC						
GRANTEE: MCCORMICK JOHNNY						

BUILDING NOTES

BUILDING DIMENSIONS

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

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