

MCCORMICK CHRISTOPHER W
85017 WAYNES PLACE
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100

03 GABLE/HIP 100

12 MODULAR MT 100

05 DRYWALL 100

14 CARPET 60

15 HARDTILE 40

03 CENTRAL 100

04 AIR DUCTED 100

3 100
3 100

02 WOOD FRAME 100

2. 2. 100
0 100

04 DIST 01 100

00 NONE 100

03 Quality Level 03

0100 SINGLE FAMILY

MKT AREA04

NEIGHBORHOOD/LOC4052.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,34410020031,344135,340

FGR56055200330831,016

FOP240302003727,250

FUS1,15210020031,152116,005

TOTALS3,2962,876289,612

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000672.00SF6.506.50100200520053843,669

20351CARPORT MT01002016320.00SF10.0010.0010020242022932,976

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CRES1000005RSF-20.000.000.82AC1.001.001.0070,000.0070,000.0057,400

REVIEW DATE02/27/2024BYNWA

Total Acres: 0.82Total Land Value: 57,400Market: 0Agricultural: 0Common: 57,400PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,876112.2000112.20322,687200320030010.2589.75

1 SINGLE FAM - 100% - 2018Heated Area: 2496HX Base Yr 2018

Basement Area: 48' x 28' = 1,344 SF
Front Porch: 4' x 6' = 24 SF
Garage: 20' x 10' = 200 SF
Back Yard: 20' x 26' = 520 SF
Total Heated Area: 2,496 SF

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

05/08/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE289,612

TOTAL MARKET OB/XF VALUE6,645

TOTAL LAND VALUE - MARKET57,400

TOTAL MARKET VALUE353,657

SOH/AGL Deduction126,825

ASSESSED VALUE226,832

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE176,110

TOTAL JUST VALUE353,657

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE332,724

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITY / I / V / RSNSALE CDPRICE

2165/010312/15/2017WDUUI30185,000

GRANTOR:MCCORMICK FRANCIS WAY

GRANTEE:MCCORMICK CHRISTOPH

0884/05345/24/1999WDQI01100

GRANTOR:MCCORMICK JOHNNY & AD

GRANTEE:MCCORMICK ADDIE L &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W20 BAS=[YR=2003] W48 S28 FOP=[YR=2003] S6 E40 N6 W40\$ E48 N28 \$ S28 E20 N28\$ PTR=E10 FUS=[YR=2003] E47 S26 W20 N10 W7 S10 W20 N26\$ W10\$.