PT OF LOT 6 IN OR 2165/103
(EX W 678.5FT & S 100FT)
YULEE FARMS UNIT 4 PBK 3/32

MCCORMICK CHRISTOPHER W
85017 WAYNE'S PLACE
YULEE, FL 32097

2025

42-2N-27-4600-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

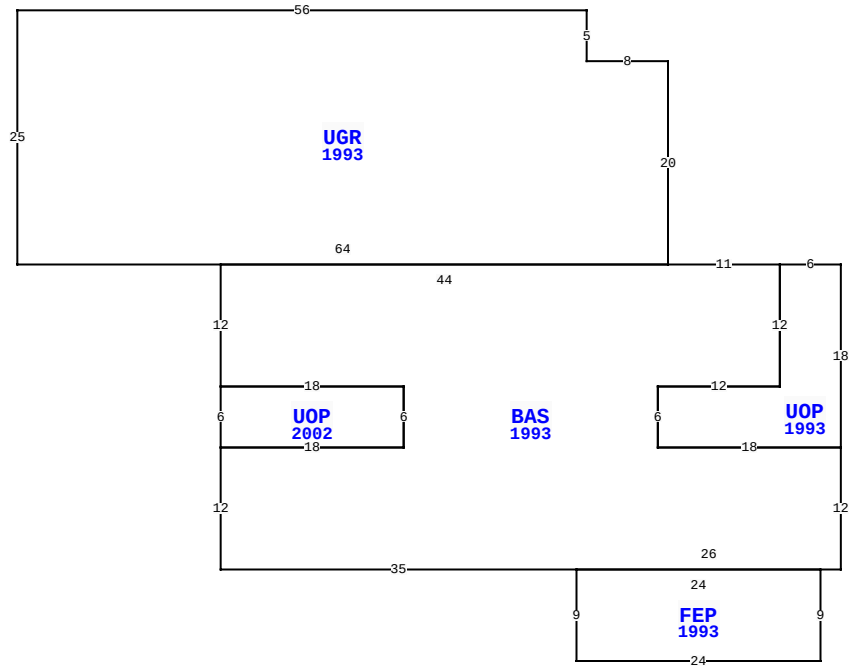
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	1,542	100	1993	1,542	16,959
FEP	216	85	1993	184	2,024
UGR	1,560	45	1993	702	7,721
UOP	180	25	1993	45	495
UOP	108	25	2002	27	297
TOTALS	3,606			2,500	27,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	2,500	68.7400	54.99	137,475	1970	1970	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1726 HX Base Yr



85040 WAYNES PL, 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	27,495
TOTAL MARKET OB/XF VALUE	708
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	88,203
SOH/AGL Deduction	41,980
ASSESSED VALUE	46,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,223
TOTAL JUST VALUE	88,203
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/0103	12/15/2017	WD	U	I	30	185,000

GRANTOR: MCCORMICK FRANCIS WAY

GRANTEE: MCCORMICK CHRISTOPH

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W6 BAS=[YR=1993] W11 UGR=[YR=1993] N20 W8 N5 W56 S25 E64$ W44 S12 UOP=[YR=2002] S6 E18 N6 W18$ E18 S6 W18 S12 E35 FEP=[YR=1993] S9 E24 N9 W24$ E26 N12 W18 N6 E12 N12$ S12 W12 S6 E18 N18$.

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
1	0810	CONCRETE A	0	0	121	3	363.00	SF	6.50	6.50	100	1980	1980	3	30	708	

LAND DESCRIPTION

TOTAL OB/XF 708

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS