PT OF LOT 7
IN OR 2265/1568
YULEE FARMS UNIT 4 PBK 3/32

MCCORMICK CATHALEEN N
86071 DORSEY LANE
YULEE, FL 32097

2025

42-2N-27-4600-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

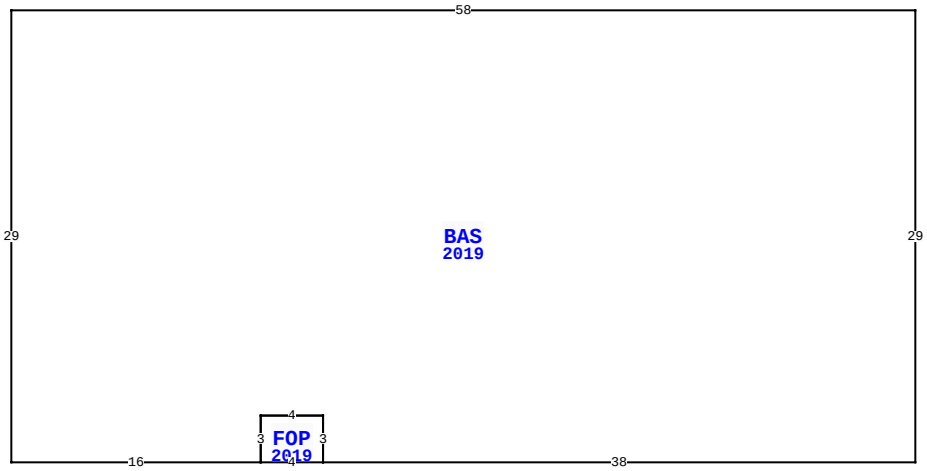
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	2019	1,670	163,938
FOP	12	30	2019	4	393
TOTALS	1,682			1,674	164,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,674	111.3000	100.17	167,685	2019	2019	0	0	0	2.00	98.00

1 SFR MODULR – 100% - 2021 Heated Area: 1670 HX Base Yr 2021



86071 DORSEY LN, 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		164,331
TOTAL MARKET OB/XF VALUE		9,956
TOTAL LAND VALUE - MARKET		74,900
TOTAL MARKET VALUE		249,187
SOH/AGL Deduction		71,053
ASSESSED VALUE		178,134
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,412
TOTAL JUST VALUE		249,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010637	CO ISSUED	0	10/08/2019
1902999	MODULAR	0	04/11/2019
962907	CHNGE SRVC	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/1568	3/31/2019	WD	U	I	11	100
GRANTOR: BROWN DORSEY W JR						
GRANTEE: MCCORMICK CATHALEEN						
2231/1692	10/07/2018	QC	U	I	11	100
GRANTOR: MCCORMICK CHRISTOPHER						
GRANTEE: MCCORMICK CATHY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W58 S29 E16 FOP=[YR=2019] E4 N3 W4 S3$ N3 E4 S3 E38 N29$.

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	1242	WD DECK A	0	100	9	16	144.00	SF	10.00	10.00	100	1988	1988	3	20	288	
2	1242	WD DECK A	0	100	10	24	240.00	SF	10.00	10.00	100	1988	1988	3	20	480	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	0510	GARAGE WD-	0	100	30	25	750.00	SF	35.00	35.00	100	2000	2000	3	27	7,088	

LAND DESCRIPTION

TOTAL OB/XF 9,956

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	100		RSF-2	0.00	0.00	1.07	AC		1.00	1.00	1.00	70,000.00	70,000.00	74,900							

REVIEW DATE 07/02/2019 BY TW Total Acres: 1.07 Total Land Value: 74,900 Market: 0 Agricultural: 0 Common: 74,900 PRINTED 07/30/2025 BY SYS