

BLOCK 7 LOT 2  
IN OR 1987/1760  
R673770 & R673771

CRUMP KEVIN & DANNA  
PO BOX 1337  
YULEE, FL 32041

**2025**

42-2N-27-4612-0007-0020

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 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	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	1998
TOTALS	1,248		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0820	02	1,248	122.8000	98.24	122,604	1985	1990		0	0	70.00												
2 M/H 93- - 0% - 0																							
Heated Area: 1248																							
HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/09/2025	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			36,781
TOTAL MARKET OB/XF VALUE			352
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			122,133
SOH/AGL Deduction			37,906
ASSESSED VALUE			84,227
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			84,227
TOTAL JUST VALUE			122,133
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			112,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1079	MH MOVE-ON	0	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1987/1760	6/25/2015	WD U		I	37	40,000
GRANTOR: WILLIAMS JAMES DAVID						
GRANTEE: CRUMP KEVIN & DANNA						
0783/0765	1/27/1997	WD U		I	11	43,000
GRANTOR: HARDEN ERNEST D						
GRANTEE: WILLIAMS JAMES D						

EXTRA FEATURES	
85247 MINER RD, YULEE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] W52 S24 E52 N24\$.	

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	1242	WD DECK A	0	0	0	176.00	SF	10.00	10.00	100	1995	1995	3	20	352	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							