TRACT 44
IN OR 1673/1802
R106568 & R106569

CRUMP KEVIN T & DANNA E
PO BOX 1337
YULEE, FL 32041

2025

43-2N-27-4651-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

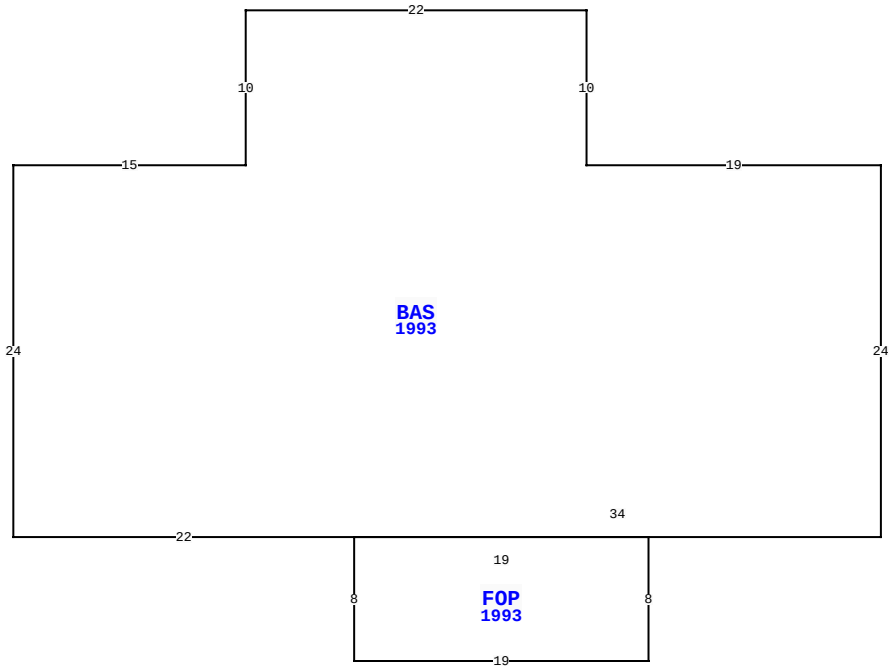
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1993	1,564	44,142
FOP	152	30	1993	46	1,298
TOTALS	1,716			1,610	45,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,610	117.6000	94.08	151,469	1977	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1564 HX Base Yr



85212 WILSON NECK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	45,441
TOTAL MARKET OB/XF VALUE	14,976
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	145,417
SOH/AGL Deduction	33,682
ASSESSED VALUE	111,735
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,735
TOTAL JUST VALUE	145,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1673/1802	3/30/2010	WD	U	I	11	27,571
GRANTOR: HUGHEY KATHERINE						
GRANTEE: CRUMP KEVIN T & DAN						
1025/0410	12/17/2001	PR	Q	I	06	100
GRANTOR: HUGHEY KATHERINE P/R						
GRANTEE: HUGHEY KATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N10 W22 S10 W15 S24 E22 FOP=[YR=1993] S8 E19 N8 W19$ E34 N24$.

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	0511	GARAGE CB-	0	0	30	32	960.00	SF	30.00	30.00	100	1988	1988	3	52	14,976	

LAND DESCRIPTION

TOTAL OB/XF 14,976

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS