LOT 18
IN OR 2551/1037
FLOOD SURVEY UNR SUB

CRUMP JOSHUA
86244 BLADON RD
YULEE, FL 32097

2025

52-3N-27-4890-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
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	01	Quality Level 01

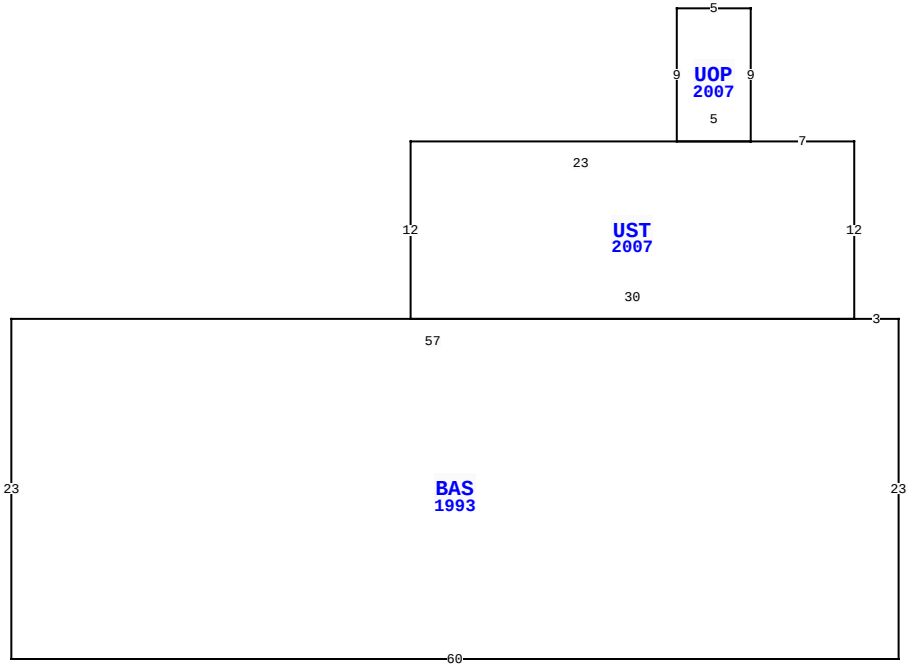
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	15,302
UOP	45	25	2007	11	122
UST	360	55	2007	198	2,195
TOTALS	1,785			1,589	17,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,589	46.2000	36.96	58,729	1975	1975	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1380 HX Base Yr



86385 HARRY GREEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,619
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	145,350
TOTAL MARKET VALUE	162,969
SOH/AGL Deduction	0
ASSESSED VALUE	162,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,969
TOTAL JUST VALUE	162,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982301	MH MOVE-ON	0	08/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/1037	3/31/2022	PR	U	I	19	100
GRANTOR: CRUMP LESLIE LANDRUM						
GRANTEE: CRUMP JOSHUA						
1569/0462	6/02/2008	QC	Q	I	01	100
GRANTOR: LANDRUM EARL L JR						
GRANTEE: CRUMP LESLIE LANDRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UST=[YR=2007] N12 W7 UOP=[YR=2007] N9 W5 S9 E5$ W23 S12 E30$ W57 S23 E60 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RM	0.00	0.00	1.71	AC		1.00	1.00	1.00	85,000.00	85,000.00	145,350							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 1.71 Total Land Value: 145,350 Market: 0 Agricultural: 0 Common: 145,350 PRINTED 07/30/2025 BY SYS