LOT 56 & W1/2 OF LOT 57 (S-2)
IN OR 1546/1537
EX R/W OR 210/435

IMMAC ENTERPRISES LLC
PO BOX 1337
YULEE, FL 32097

2025

52-3N-27-4890-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	661,243
TOTAL MARKET VALUE	661,243
SOH/AGL Deduction	250,341
ASSESSED VALUE	410,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	410,902
TOTAL JUST VALUE	661,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1537	1/17/2008	WD	U	V	19	100
GRANTOR: CRUMP IVEY M & MARY A						
GRANTEE: IMMAC ENTERPRISES L						
0640/0581	11/05/1991	QC	Q	V	01	100
GRANTOR: CRUMP J EDWIN						
GRANTEE: CRUMP IVEY & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

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	001000	C	COMMERCIAL	0		CG	150.00	415.00	60,113.00	SF		1.00	1.00	1.00	11.00	11.00	661,243							

REVIEW DATE 04/25/2025 BY DC Total Acres: 0.00 Total Land Value: 661,243 Market: 0 Agricultural: 0 Common: 661,243 PRINTED 07/30/2025 BY SYS