E1/2 OF LOT 57 & ALL LOT 58
IN OR 1906/1471
W H FLOOD SURVEY UNR

CRUMP IVEY M SR & MARY A
PO BOX 234
YULEE, FL 32041

2025

52-3N-27-4890-0057-0010

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	622,908
TOTAL MARKET VALUE	622,908
SOH/AGL Deduction	155,727
ASSESSED VALUE	467,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	467,181
TOTAL JUST VALUE	622,908
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E985198	TEMP POLE	0	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1906/1471	3/10/2014	WD	U	V	30	368,100
GRANTOR: CRUMP LESLIE L						
GRANTEE: CRUMP IVEY M SR & M						
0641/1287	11/22/1991	QC	Q	V	01	100
GRANTOR: CRUMP J EDWIN						
GRANTEE: CRUMP LESLIE L						

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	56,628.00	SF		1.00	1.00	1.00	11.00	11.00	622,908							

REVIEW DATE 04/25/2025 BY MLU Total Acres: 0.00 Total Land Value: 622,908 Market: 0 Agricultural: 0 Common: 622,908 PRINTED 07/30/2025 BY SYS