

CREWS JIMMIE RAY & ANGELA L
76252 TOM BURNEY ROAD
YULEE, FL 32097

54-3N-27-0000-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 31										0900 01 3,121 122.3048 161.44 503,854 2019 2019										2019 0 0 2.00 98.00									
Roof Structur 03										1 SNGL FAM - 100% - 2021										Heated Area: 2499 HX Base Yr 2021									
Roof Cover 03										COMP SHNGL 100																			
Interior Wall 05										DRYWALL 80																			
Interior Wall 06										CUST PANEL 20																			
Interior Floo 12										HARDWOOD 70																			
Interior Floo 11										CLAY TILE 30																			
Air Condition 03										CENTRAL 100																			
Heating Type 04										AIR DUCTED 100																			
Bedrooms 2 100																													
Bathrooms 2 100																													
Frame 02										WOOD FRAME 100																			
Stories 0 100																													
Units 0 100																													
Occupancy 00										NONE 100																			
Quality 06										Quality Level 06																			
DOR CODE 5000										IMPROVED AG																			
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 2,499 100 2019 2,499 395,370																													
FGR 429 55 2019 236 37,338																													
FSP 964 40 2019 386 61,070																													
TOTALS 3,892										3,121 493,777																			
EXTRA FEATURES										76252 TOM BURNEY RD, YULEE																			
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 0855 CONC PAVER 0 100 0 0 240.00 SF 10.00 10.00 100 2019 2019 3 97 2,328																													
2 0911 SCRNM RM A 0 100 0 0 914.00 SF 17.50 17.50 100 2019 2019 3 82 13,116																													
3 0861 POOL GUNIT 0 100 0 0 308.00 SF 85.00 85.00 100 2019 2019 3 87 22,777																													
4 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2019 2019 3 82 1,640																													
5 0855 CONC PAVER 0 100 0 0 563.00 SF 10.00 10.00 100 2019 2019 3 97 5,461																													
6 0940 SHEDS/PORT 0 100 0 0 192.00 SF 30.00 30.00 100 2019 2019 3 82 4,723																													
LAND DESCRIPTION										TOTAL OB/XF 50,045																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 005000 C AGRICULTURAL 100 OR 0.00 0.00 1.50 AC 1.00 1.00 1.00 85,000.00 85,000.00 127,500																													
2 005401 A TIMBER 1 P 0 OR 0.00 0.00 4.48 AC 1.00 1.00 1.00 750.00 750.00 3,360																													
3 009910 M MARKET VALUE 0 OR 0.00 0.00 4.48 AC 1.00 1.00 1.00 85,000.00 85,000.00 380,800																													
REVIEW DATE 12/20/2019 BY NWTW										Total Acres: 5.98 Total Land Value: 130,860										Market: 380,800 Agricultural: 3,360 Common: 127,500 PRINTED 07/30/2025 BY SYS									