PT OR 2056/790

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

2025

55-3N-27-0000-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5401	TIMBER 2-1 SI 90+	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

TOM BURNEY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/18/2023 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	2,860
TOTAL MARKET VALUE	2,145
SOH/AGL Deduction	0
ASSESSED VALUE	2,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,145
TOTAL JUST VALUE	2,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2056/0790	6/30/2016	WD	Q	V	05	83,000
GRANTOR: SWAN LINDA ERIN						
GRANTEE: CREWS JIMMIE RAY &						
0440/0022	12/01/1984	MS	U	V		100
GRANTOR:						
GRANTEE:						

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	005401	A	TIMBER 1 P	0		OR	0.00	0.00	2.86	AC		1.00	1.00	1.00	750.00	750.00	2,145							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.86	AC		1.00	1.00	1.00	1,000.00	1,000.00	2,860							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 2.86 Total Land Value: 2,145 Market: 2,860 Agricultural: 2,145 Common: 0 PRINTED 07/30/2025 BY SYS