

LOT 10
IN OR 1498/1786
EX R/W OR 400/807

MCCORMICK SAMUEL R EST
C/O BRANDY DENISE MCCORMICK, 140 NEELY CIRCLE NE
CLEVELAND, TN 37311

2026

29-2N-28-4950-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	2008	1,496	41,887
FOP	16	30	2008	5	140
USP	136	50	2015	68	1,904
UST	280	55	2015	154	4,312
TOTALS	1,928			1,723	48,242

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	6	8	48.00	SF	10.00
2	0680	POLE SHED	0	0	30	42	1,260.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.47

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0820	02	1,723	109.8000	93.33	160,808	1982	1982	0	0
1 M/H 93- 0% - 2026 Heated Area: 1496 HX Base Yr									
95240 MARC ANTHONY RD, FERNANDINA BEACH									

TOTAL OB/XF									
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1	1242	WD DECK A	0	0	6	8	48.00	SF	10.00
2	0680	POLE SHED	0	0	30	42	1,260.00	SF	10.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	000100	C	RES	0		OR	0.00	0.00	1.47

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					48,242				
TOTAL MARKET OB/XF VALUE					9,210				
TOTAL LAND VALUE - MARKET					147,000				
TOTAL MARKET VALUE					204,452				
SOH/AGL Deduction					0				
ASSESSED VALUE					204,452				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					204,452				
TOTAL JUST VALUE					204,452				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					202,142				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973432	CHNGE SRVC	500	01/01/1997
961502	MH MOVE-ON	0	09/01/1996
7878	MH MOVE-ON	100	07/21/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1498/1786	5/14/2007	QC	Q	I	01	100	
GRANTOR:MCCORMICK MATTIE W							
GRANTEE:MCCORMICK SAMUEL R							
1193/0305	12/04/2003	QC	Q	I	01	100	
GRANTOR:WILLIAMS LILY MAE							
GRANTEE:MCCORMICK MATTIE W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W8 USP=[YR=2015] N8 W17 S8 E17\$ W28									
UST=[YR=2015] N14 W20 S14 E20\$ W20 S27 E28FOP=[YR=2008] E4 N4									
W4 S4\$ N4 E4S4 E24 N27\$.									