PT JOHN LOWE GRANT PAR 61
IN OR 2728/1686

MCCORMICK DEWAYNE D REVOCABLE TRUST/MCCORMICK DEWA
96068 GARNER VIEW MANOR RD
FERNANDINA BEACH, FL 32034

2026

42-2N-27-0000-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

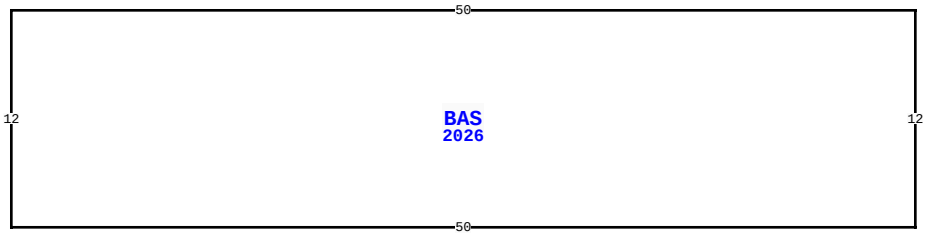
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2026	600	4
TOTALS	600			600	4

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	600	81.0000	68.85	41,310	1984	1984	0	00	.01	70.00	0.01

1 M/H 93- 0% - 2026 Heated Area: 600 HX Base Yr



85001 REGULUS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,987
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	405,900
TOTAL MARKET VALUE	429,887
SOH/AGL Deduction	336,897
ASSESSED VALUE	92,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,990
TOTAL JUST VALUE	429,887
NCON VALUE	23,983
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,927

ALSO SEE FRONTPRCL: 42-2N-27-0000-0060-0000 _ STOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6506	CHNGE SRVC	300	02/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2728/1686	6/04/2024	TD	U	I	11	100
GRANTOR: MCCORMICK DEWAYNE D						
GRANTEE: MCCORMICK DEWAYNE D						
1798/0363	6/06/2012	WD	U	I	30	100
GRANTOR: MCCORMICK EDWARD LOUI						
GRANTEE: MCCORMICK DEWAYNE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,10] E50 S12 W50 N12 $
.

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	000100	C	RES	0		RM	0.00	0.00	4.51	AC		1.00	1.00	1.00	90,000.00	90,000.00	405,900							

REVIEW DATE 03/11/2026 BY KW Total Acres: 4.51 Total Land Value: 405,900 Market: 0 Agricultural: 0 Common: 405,900 PRINTED 07/09/2026 BY SYS

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FERNANDINA BEACH, FL 32034

2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

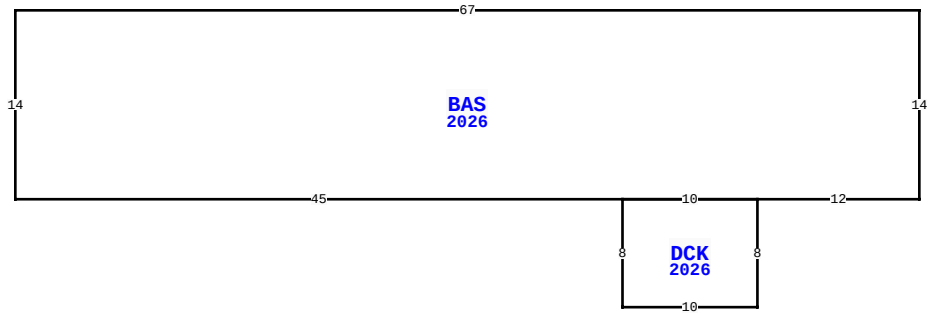
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	2026	938	23,680
DCK	80	15	2026	12	303
TOTALS	1,018			950	23,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	950	99.0000	84.15	79,942	1985	1985	0	0	0	70.00	30.00

2 M/H 93- 0% - 2026 Heated Area: 938 HX Base Yr



85001 REGULUS WAY, YULEE

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: MCCORMICK DEWAYNE D						
GRANTEE: MCCORMICK DEWAYNE D						
1798/0363	6/06/2012	WD	U	I	30	100
GRANTOR: MCCORMICK EDWARD LOUI						
GRANTEE: MCCORMICK DEWAYNE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=41,10] E67 S14 W12 W10 W45 N14 $
DCK=[YR=2026;ORIG=86,24] E10 S8 W10 N8 $
.

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

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