

PT LOT 5
IN OR 2764/118 BEING PARCEL 2
YULEE FARMS UNIT 4 PBK 3/32

ALLEN PATRICIA MCCORMICK
85133 MCCORMICKS LN
YULEE, FL 32097

2026

42-2N-27-4600-0005-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	06	BD/BATTEN 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
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		4051.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1999	840	32,357
UOP	350	25	2026	88	3,390
UST	276	55	1999	152	5,855
TOTALS	1,466			1,090	41,602

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,080	107.0000	96.30	104,004	1999	1999	0	0	0	60.00	40.00	

1 M/H 94+ 0% - 2026

Heated Area: 840

HX Base Yr

The diagram shows a rectangular lot divided into three horizontal sections. The top section is labeled 'UST 1999' with a width of 23 and a height of 12. The middle section is labeled 'BAS 1999' with a width of 23 and a height of 24. The bottom section is labeled 'UOP 2026' with a width of 35 and a height of 19. The total width of the lot is 35, and the total height is 55 (12 + 24 + 19).

BLD DATE

LGL DATE

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 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		4051.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1993	1,584	41,604
UOP	240	25	1993	60	1,576
TOTALS					

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,644	103.0000	87.55	143,932	1972	1972	0	0	0	70.00	30.00
2 M/H 93- 0% - 2026 Heated Area: 1584 HX Base Yr												
BAS 1993 UOP 1993												

NASSAU COUNTY PROPERTY					PAGE 2 of 3		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				84,793			
TOTAL MARKET OB/XF VALUE				6,253			
TOTAL LAND VALUE - MARKET				85,400			
TOTAL MARKET VALUE				176,446			
SOH/AGL Deduction				0			
ASSESSED VALUE				176,446			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				176,446			
TOTAL JUST VALUE				176,446			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				185,246			

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