PT LOT 6 IN OR 2165/103
(EX E 87 FT)
YULEE FARMS UNIT 4 PBK 3/32

MCCORMICK CHRISTOPHER W
85017 WAYNES PLACE
YULEE, FL 32097

2026

42-2N-27-4600-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

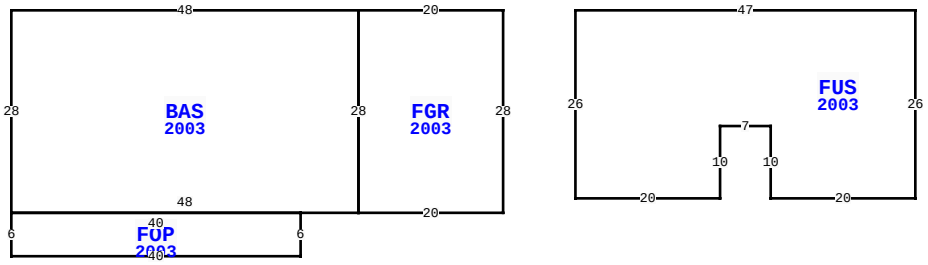
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2003	1,344	139,480
FGR	560	55	2003	308	31,964
FOP	240	30	2003	72	7,472
FUS	1,152	100	2003	1,152	119,555
TOTALS	3,296			2,876	298,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,876	110.7414	116.28	334,421	2003	2003	0	0	0	10.75	89.25

1 SINGLE FAM 100% - 2018 Heated Area: 2496 HX Base Yr 2018



85017 WAYNES PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,471
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		73,800
TOTAL MARKET VALUE		375,151
SOH/AGL Deduction		142,195
ASSESSED VALUE		232,956
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,545
TOTAL JUST VALUE		375,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M036647	H/AC	0	01/01/2003
E0210568	NEW CONSTR	2,000	12/01/2002
B0210327	NEW CONSTR	156,246	10/01/2002
6469	CHNGE SRVC	0	02/01/1990
6133	GARAGE	12,828	11/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/0103	12/15/2017	WD	U	I	30	185,000
GRANTOR: MCCORMICK FRANCIS WAY						
GRANTEE: MCCORMICK CHRISTOPH						
0884/0534	5/24/1999	WD	Q	I	01	100
GRANTOR: MCCORMICK JOHNNY & AD						
GRANTEE: MCCORMICK ADDIE L &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W20 BAS=[YR=2003] W48 S28 FOP=[YR=2003] S6 E40 N6 W40$ E48 N28 $ S28 E20 N28$ PTR=E10 FUS=[YR=2003] E47 S26 W20 N10 W7 S10 W20 N26$ W10$.

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
2	0351	CARPORT MT	0	100	20	16	320.00	SF	10.00	10.00	100	2024	2022		90	2,880	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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	100	0003	RSF-2	0.00	0.00	0.82	AC		1.00	1.00	1.00	90,000.00	90,000.00	73,800							

REVIEW DATE 02/27/2024 BY NWA Total Acres: 0.82 Total Land Value: 73,800 Market: 0 Agricultural: 0 Common: 73,800 PRINTED 07/09/2026 BY SYS