PT OF LOT 6
IN OR 884/530
YULEE FARMS UNIT 4 PBK 3/32

MCCORMICK ROBERT LEE
85067 MCCORMICKS LANE
YULEE, FL 32097

2026

42-2N-27-4600-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

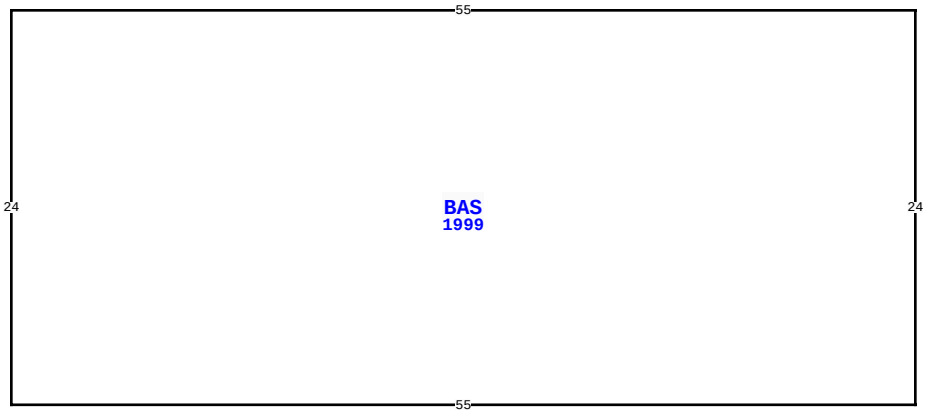
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1999	1,320	38,440
TOTALS	1,320			1,320	38,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,320	114.2000	97.07	128,132	1983	1983	0	0	0	70.00	30.00

1 M/H 93- 100% - 2000 Heated Area: 1320 HX Base Yr 2000



85067 MCCORMICKS LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,440
TOTAL MARKET OB/XF VALUE		14,648
TOTAL LAND VALUE - MARKET		103,500
TOTAL MARKET VALUE		156,588
SOH/AGL Deduction		101,361
ASSESSED VALUE		55,227
TOTAL EXEMPTION VALUE	HX HB	30,227
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		156,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0884/0530	5/24/1999	WD	Q	I	01	100

GRANTOR: MCCORMICK JOHNNY & AD
GRANTEE: MCCORMICK ROBERT LE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W55 S24 E55 N24$.

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
1	1242	WD DECK A	0	100	0	0	1,018.00	SF	10.00	10.00	100	1997	1997	3	20	2,036	
2	0755	FSP	0	100	20	12	240.00	SF	20.00	20.00	100	1997	1997	3	20	960	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	
4	0510	GARAGE WD-	0	100	28	39	1,092.00	SF	35.00	35.00	100	2000	2000	3	26	9,937	

LAND DESCRIPTION

TOTAL OB/XF 14,648

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	1.15	AC		1.00	1.00	1.00	90,000.00	90,000.00	103,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.15 Total Land Value: 103,500 Market: 0 Agricultural: 0 Common: 103,500 PRINTED 07/09/2026 BY SYS