

PT LOTS 5 & 6
IN OR 2609/561 BEING PARCEL 1
YULEE FARMS UNIT 4 PBK 3/32

DEEMAR LLC
85489 N HARTS RD
YULEE, FL 32097

2026

42-2N-27-4600-0006-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	04	NONE 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Plumbing		3 100			
Frame	03	MASONRY 100			
Story Height		15 100			
RMS		2 100			
Stories	1.	1. 100			
Class	00	. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	OWNER OCC 100			
Quality	02	Quality Level 02			
DOR CODE	2700 VEH SALE/REPAIR				
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4051.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	144	185	1993	266	4,444
AOF	840	185	2022	1,554	25,964
BAS	3,016	100	1993	3,016	50,390
TOTALS	4,000			4,836	80,798

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2501	06	4,836	73.6409	66.83	323,190	1985	1985	0	0	25	50.00	25.00
1 SERV SHOP 0% - 2023 Heated Area: 4000 HX Base Yr												
BLD DATE 01/23/2023 HS LGL DATE 05/11/2026 DC XF DATE 01/23/2023 HS LAND DATE INC DATE AG DATE												

NASSAU COUNTY PROPERTY										PAGE 1 of 2	4
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4					Tax Dist:						
BUILDING MARKET VALUE										80,798	
TOTAL MARKET OB/XF VALUE										36,370	
TOTAL LAND VALUE - MARKET										474,104	
TOTAL MARKET VALUE										591,272	
SOH/AGL Deduction										41,653	
ASSESSED VALUE										549,619	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										549,619	
TOTAL JUST VALUE										591,272	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										546,453	
TOP SHELF TRAILERS											
SALES DATA											
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2609/0561		12/16/2022		WD	Q	I	01	350,000			
GRANTOR: MCCORMICK JOHNNY RAY											
GRANTEE: DEEMAR LLC											
0884/0532		5/24/1999		WD	Q	I	01	100			
GRANTOR: MCCORMICK JOHNNY & AD											
GRANTEE: MCCORMICK JOHNNY RA											
BIJILING NOTES											

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