PARCEL 3 IN SEC 54 &
55-3N-27
PT OR 2056/790

CREWS JIMMIE RAY & ANGELA L
76252 TOM BURNEY ROAD
YULEE, FL 32097

2026

54-3N-27-0000-0003-0000

BUILDING CHARACTERISTICS

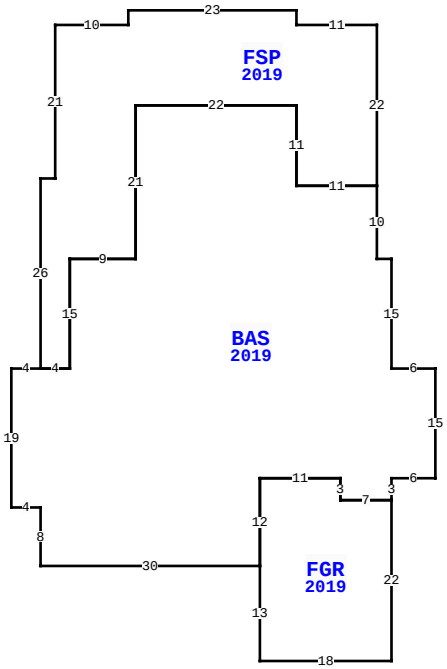
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
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	2,499	100	2019	2,499	414,209
FGR	429	55	2019	236	39,117
FSP	964	40	2019	386	63,980
TOTALS	3,892			3,121	517,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,121	122.3048	170.00	530,570	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2021 Heated Area: 2499 HX Base Yr 2021



76252 TOM BURNEY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	09/18/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		517,306
TOTAL MARKET OB/XF VALUE		64,826
TOTAL LAND VALUE - MARKET		515,800
TOTAL MARKET VALUE		720,492
SOH/AGL Deduction		241,986
ASSESSED VALUE		478,506
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		427,095
TOTAL JUST VALUE		1,097,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,052,122

ALSO OWNS ADJCNT PRCL: 54-3N-27-0000-0003-0010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007282	SCRNROOM	11,100	07/09/2019
B1904401	SWIM POOL	53,190	04/30/2019
19001693	CO ISSUED	0	02/21/2019
17004079	NEW CONSTR	324,529	05/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2056/0790	6/30/2016	WD	Q	V	05	83,000
GRANTOR: SWAN LINDA ERIN						
GRANTEE: CREWS JIMMIE RAY &						
0440/0022	12/01/1984	MS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W11 N2 W23 S2 W10 S21 W2 S26 BAS=[YR=2019] W4 S19 E4 S8 E30 FGR=[YR=2019] S13 E18 N22 W7 N3 W11 S12$ N12 E11 S3 E7 N3 E6 N15 W6 N15 W2 N10 W11 N11 W22 S21 W9 S15 W4$ E4 N15 E9 N21 E22 S11 E11 N22$.

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	0911	SCRN RM A	0	100	0	0	914.00	SF	18.00	18.00	100	2019	2019	3	78	12,833	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	
6	0940	SHEDS/PORT	0	100	0	0	192.00	SF	30.00	30.00	100	2019	2019	3	78	4,493	

LAND DESCRIPTION

TOTAL OB/XF 64,826

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	90,000.00	90,000.00	135,000							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	4.48	AC		1.00	1.00	1.00	750.00	750.00	3,360							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.48	AC		1.00	1.00	1.00	85,000.00	85,000.00	380,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.98 Total Land Value: 138,360 Market: 380,800 Agricultural: 3,360 Common: 135,000 PRINTED 07/09/2026 BY SYS