JOHN LOFTON GRANT SEC 55-3N-27
PT IN OR 2546/1858

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

2026

54-3N-27-0000-0003-0010

BUILDING CHARACTERISTICS

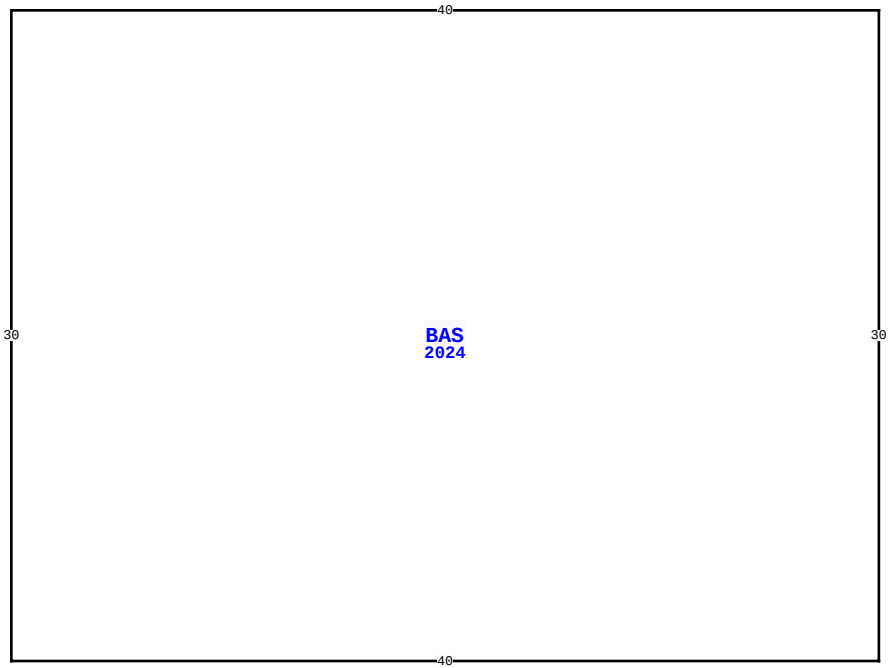
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 75
Exterior Wall	29	NONE 25
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06
DOR CODE	5600	TIMBERLAND 70-79
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	1,200	100	2024	1,200	34,668
TOTALS	1,200			1,200	34,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	75.5780	29.48	35,376	2023	2023	0	0	0	2.00	98.00

1 GARAGE RES 0% - 2024 Heated Area: 1200 HX Base Yr



76376 TOM BURNEY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	10/27/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	103,580
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	182,200
TOTAL MARKET VALUE	195,401
SOH/AGL Deduction	0
ASSESSED VALUE	195,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,401
TOTAL JUST VALUE	285,780
NCON VALUE	68,912
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000542	ADDITION	1	01/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/1858	3/11/2022	WD	Q	V	01	172,200
GRANTOR: BURNEY MARY M EST						
GRANTEE: CREWS JIMMIE RAY &						
2546/1846	2/11/2022	FJ	U	V	11	100
GRANTOR: BURNEY MARY M EST						
GRANTEE: BURNEY MARY M EST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E40 S30 W40 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	4.61	AC		1.00	1.00	1.00	395.00	395.00	1,821							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.61	AC		1.00	1.00	1.00	20,000.00	20,000.00	92,200							

REVIEW DATE 01/22/2026 BY KWA Total Acres: 5.61 Total Land Value: 91,821 Market: 92,200 Agricultural: 1,821 Common: 90,000 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

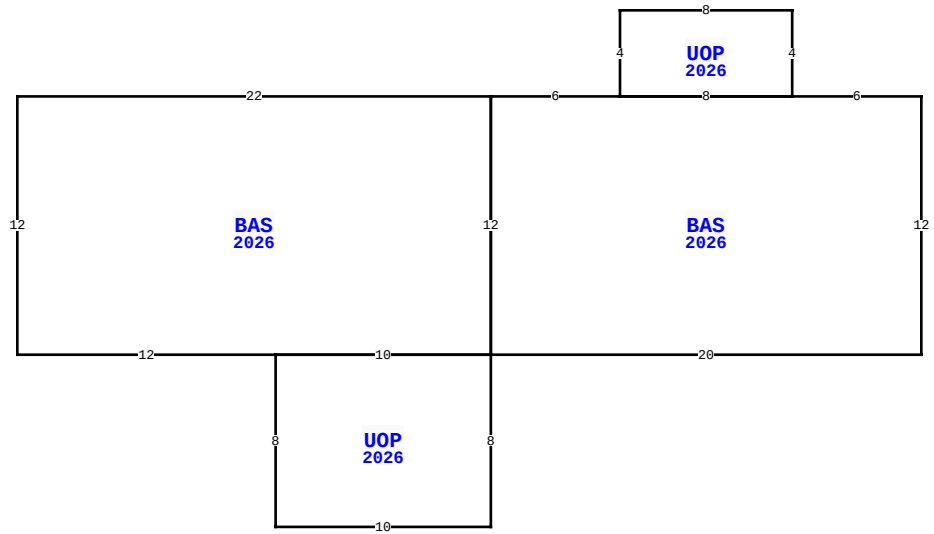
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5600	TIMBERLAND 70-79
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	240	100	2026	240	31,443
BAS	264	100	2026	264	34,587
UOP	32	20	2026	6	786
UOP	80	20	2026	16	2,096
TOTALS	616			526	68,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	526	125.4000	131.67	69,258	2023	2023	0	0	0	0.50	99.50

2 SINGLE FAM 0% - 2026 Heated Area: 504 HX Base Yr



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BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,9] E22 S12 W10 W12 N12 $
BAS=[YR=2026;ORIG=62,9] E6 E8 E6 S12 W20 N12 $
UOP=[YR=2026;ORIG=62,21] W10 S8 E10 N8 $
UOP=[YR=2026;ORIG=68,5] E8 S4 W8 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/22/2026 BY KWA Total Acres: 5.61 Total Land Value: 91,821 Market: 92,200 Agricultural: 1,821 Common: 90,000 PRINTED 07/09/2026 BY SYS