PT OF SW1/4 OF SEC 32-4N-26E &
PT OF NW1/4 OF SEC 5-3N-26E &
PT OF TRACT A OF PBK 5/334 IN

KING GLENN L & LORRAINE B/A LORRAINE B KING
67249 WINGATE LANDING RD
YULEE, FL 32097

2023

05-3N-26-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

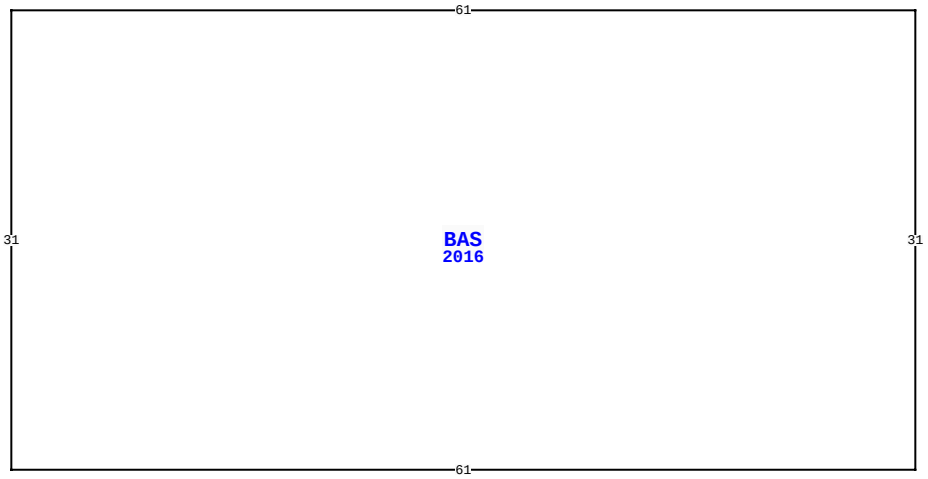
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100	1,891	138,671
TOTALS	1,891		1,891	138,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,891	116.4000	81.48	154,079	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2017 Heated Area: 1891 HX Base Yr 2017



67249 WINGATE LANDING RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		138,671
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		206,171
SOH/AGL Deduction		121,001
ASSESSED VALUE		85,170
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,170
TOTAL JUST VALUE		206,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165742	CO ISSUED	0	07/18/2016
MH165742	MH MOVE-ON	0	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0892/1289	7/26/1999	WD	Q	V		9,600

GRANTOR: GOODE GEORGE & DELEEN
GRANTEE: KING GLENN & LORRAI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W61 S31 E61 N31$.

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	000115	C	SFR ACRES	100	0005		0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 07/28/2022 BY KBA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/02/2023 BY SYS