PT OF NW1/4 OF SEC 5-3N-26E &
PT OF TRACT A OF PBK 5/334 IN
OR 948/631

KOLLETAR ROBERT E & SHIRLEY M
67217 WINGATE LANDING
YULEE, FL 32097

2023

05-3N-26-0000-0002-0060

BUILDING CHARACTERISTICS

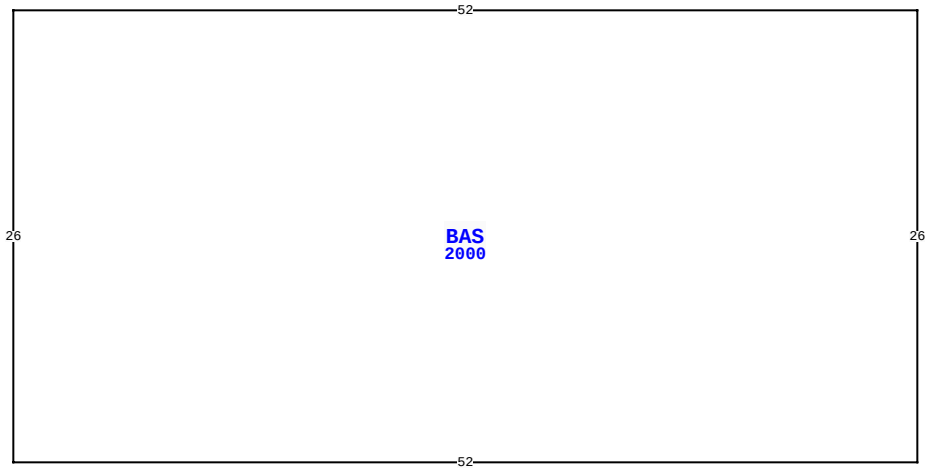
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,352	100	1,352	53,241
TOTALS	1,352		1,352	53,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	117.2000	82.04	110,918	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2001 Heated Area: 1352 HX Base Yr 2001



67217 WINGATE LANDING RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,241
TOTAL MARKET OB/XF VALUE		6,866
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		105,107
SOH/AGL Deduction		54,524
ASSESSED VALUE		50,583
TOTAL EXEMPTION VALUE	HX HB	25,583
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH	MH MOVE-ON	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0948/0631	9/07/2000	WD	Q	V		6,900

GRANTOR: GOODE GEORGE & DELEEN

GRANTEE: KOLLETAR ROBERT & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W52 S26 E52 N26$.

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	12	10	120.00	SF	10.00	10.00	100	1999	1999	3	20	240	
2	0751	UOP	0	100	10	8	80.00	SF	10.00	10.00	100	1999	1999	3	28	224	
3	0510	GARAGE WD-	0	100	15	20	300.00	SF	29.75	29.75	100	1999	1999	3	28	2,499	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1999	1999	3	20	480	
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	
7	0351	CARPORT MT	0	100	23	20	460.00	SF	10.00	10.00	100	1999	1999	3	20	920	
8	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	2010	2010	3	50	1,447	
9	0351	CARPORT MT	0	100	12	22	264.00	SF	5.90	5.90	100	2002	2002	3	21	327	
10	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	2002	2002	3	83	345	

LAND DESCRIPTION

TOTAL OB/XF 6,866

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/28/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS