BLK 1 LOT 3 (EX PT IN
OR 845/1350)
WINGATE LANDING #2 PBK 5/334

GOODE GEORGE D & DELEENE B
67159 WINGATE LANDING ROAD
YULEE, FL 32097

2023

05-3N-26-2341-0001-0030

BUILDING CHARACTERISTICS

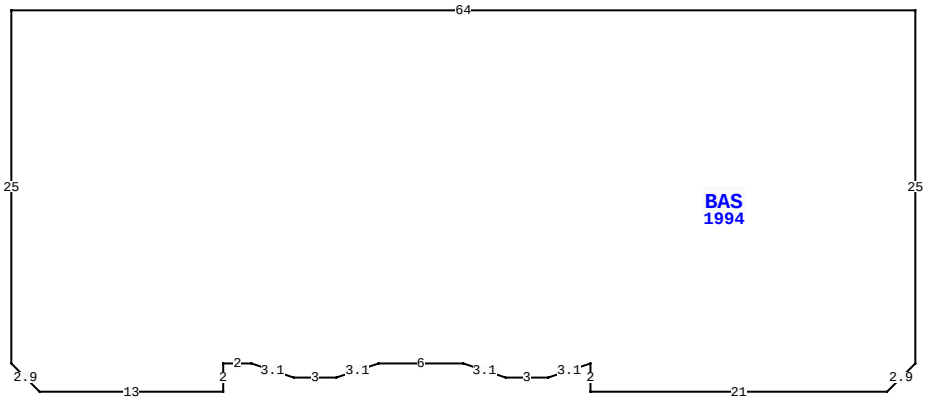
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,684	100	1,684	66,805
TOTALS	1,684		1,684	66,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,684	123.2000	86.24	145,228	1994	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2022 Heated Area: 1684 HX Base Yr



67159 WINGATE LANDING RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		66,805
TOTAL MARKET OB/XF VALUE		11,211
TOTAL LAND VALUE - MARKET		55,350
TOTAL MARKET VALUE		133,366
SOH/AGL Deduction		2,044
ASSESSED VALUE		131,322
TOTAL EXEMPTION VALUE	13	130,088
BASE TAXABLE VALUE		1,234
TOTAL JUST VALUE		133,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982380	MH MOVE-ON	0	09/01/1998
94-528	MH MOVE-ON	45,000	06/21/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0644/1084	12/23/1991	WD	U	V	13	19,000

GRANTOR: WINGATE CLAUDE & M L

GRANTEE: GOODE GEORGE & D B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W64 S25 D2 R2 E13 N2 E2 D1 R3 E3 U1 R3 E6 D1 R3 E3 U1 R3 S2 E21 U2 R2 N25 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
4	0201	BARN WD 10	0	100	42	44	1,848.00	SF	11.90	11.90	100	1990	1990	3	20	4,398	
5	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	1990	1990	3	20	840	
7	0752	USP	0	0	10	24	240.00	SF	15.00	15.00	100	2005	2005	3	44	1,584	
8	0751	UOP	0	0	10	10	100.00	SF	10.00	10.00	100	2005	2005	3	44	440	
9	0752	USP	0	0	19	10	190.00	SF	15.00	15.00	100	2005	2005	3	44	1,254	

LAND DESCRIPTION

TOTAL OB/XF 11,211

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	OR	0.00	0.00	1.23	AC		1.00	1.00	1.00	45,000.00	45,000.00	55,350							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 1.23 Total Land Value: 55,350 Market: 0 Agricultural: 0 Common: 55,350 PRINTED 08/02/2023 BY SYS