BLK 1 PT LOT 3 IN OR 1823/126
WINGATE LANDING #2 PBK 5/334
{R673668 & R673669}

GOODE TIMOTHY A & JOANNA LEE
67127 WINGATE LANDING RD
YULEE, FL 32097

**2023**

**05-3N-26-2341-0001-0031**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

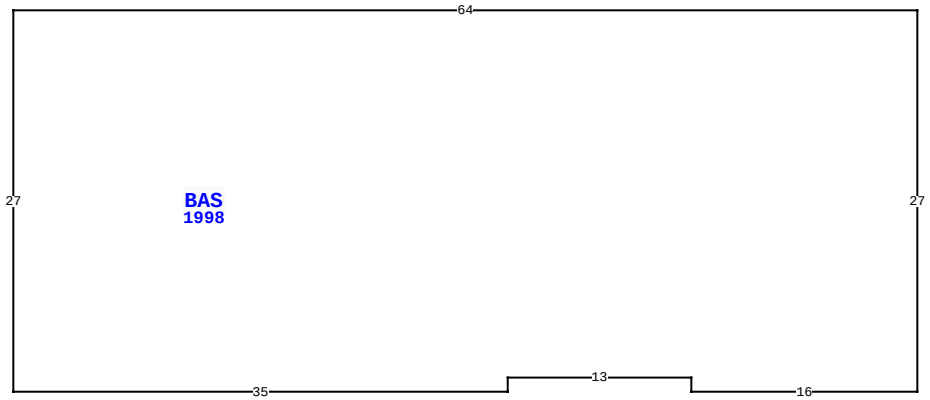
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,715 | 100 | 1,715 | 79,867 |
| TOTALS | 1,715 | | 1,715 | 79,867 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,715 | 123.2000 | 86.24 | 147,902 | 1998 | 2003 | 0 | 0 | 0 | 46.00 | 54.00 |

1 M/H 94+ – 100% - 2013 Heated Area: 1715 HX Base Yr 2013




67127 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 | | 79,867 |
| TOTAL MARKET OB/XF VALUE | | 3,765 |
| TOTAL LAND VALUE - MARKET | | 54,900 |
| TOTAL MARKET VALUE | | 138,532 |
| SOH/AGL Deduction | | 79,377 |
| ASSESSED VALUE | | 59,155 |
| TOTAL EXEMPTION VALUE | HX HB | 34,155 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 138,532 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 115,216 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1823/0126 | 10/08/2012 | WD | U | I | 30 | 60,000 |
| GRANTOR: KOLLETAR TRAVIS E & A | | | | | | |
| GRANTEE: GOODE TIMOTHY A & J | | | | | | |
| 0845/1350 | 8/20/1998 | WD | U | V | 01 | 5,000 |
| GRANTOR: GOODE GEORGE & DELEEN | | | | | | |
| GRANTEE: KOLLETAR TRAVIS & A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W64 S27 E35 N1 E13 S1 E16 N27$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 10 | 100.00 | SF | 18.30 | 18.30 | 100 | 1999 | 1999 | 3 | 20 | 366 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 83 | 2,905 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 16 | 6 | 96.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 192 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 12 | 12 | 144.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 21 | 302 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,765

| 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 | 1.22 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 54,900 | | | | | | | |

REVIEW DATE 08/02/2022 BY KBA Total Acres: 1.22 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900 PRINTED 08/02/2023 BY SYS