

THORNTON DEBRA/OHLENDORF CRYSTAL L
85086 WINONA BAYVIEW RD
YULEE, FL 32097

42-2N-27-4360-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD			
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 90			
Interior Floo	08 SHT VINYL 10			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories Units	1. 1. 100 0 100			
Quality	03 Quality Level 03			
DOR CODE	0200 MOBILE HOME			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4048.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	55,319
TOTALS	1,344		1,344	55,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,344	117.6000	82.32	110,638	2001	2001	0	0	50.00	50.00

1 M/H 94+ - 100% - 2022

Heated Area: 1344

HX Base Yr 2022

BAS
2002

LAND DESCRIPTION

L N	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	000102	C	SFR/MH	100	0002	RM	250.00	100.00	2.00	LT	1.00	1.00	1.00	50,000.00	50,000.00	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	55,319
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	155,319
SOH/AGL Deduction	30,592
ASSESSED VALUE	124,727
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	74,727
TOTAL JUST VALUE	155,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,094

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/1520	11/05/2020	PR U	I		19	100

GRANTOR: CAMPBELL WILLIAM & HE

GRANTEE: OHLENDORF CRYSTAL L

0979/0285 4/04/2001 WD Q V 22,500

GRANTOR: WELSH JOHN A JR & NAN

GRANTEE: THORNTON CHARLES E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S24 E56 N24\$.

REVIEW DATE 05/30/2017 BY SBX

Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

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