LOT 8 & S'LY 23FT OF LOT 10
COUNCIL PARK SUB PB 3/42

HARRISON JOE & AMANDA
85109 WINONA BAYVIEW RD
YULEE, FL 32097

2023

42-2N-27-4360-0008-0000

BUILDING CHARACTERISTICS

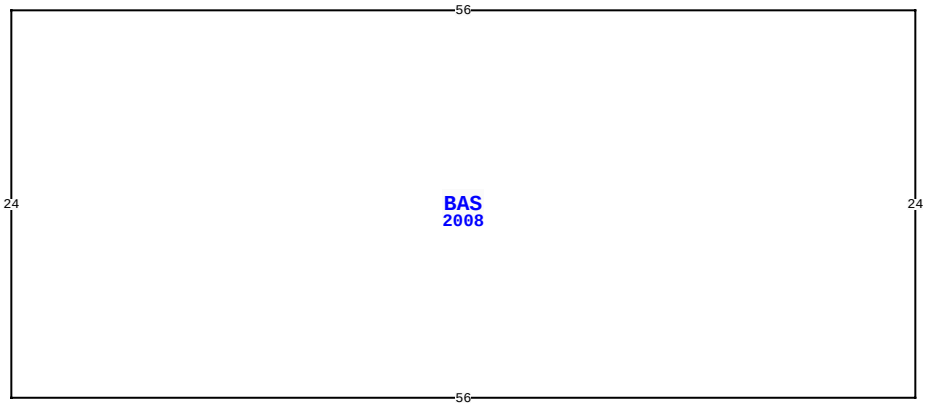
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		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	55,635
TOTALS	1,344		1,344	55,635

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	123.2000	86.24	115,907	2000	2000	0	0	0	52.00	48.00

2 M/H 94+ – 100% - 2018 Heated Area: 1344 HX Base Yr 2018



85109 WINONA BAYVIEW 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		55,635
TOTAL MARKET OB/XF VALUE		1,256
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		106,891
SOH/AGL Deduction		42,029
ASSESSED VALUE		64,862
TOTAL EXEMPTION VALUE	HX HB	39,862
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3886	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2616/1337	1/31/2023	WD	U	V	11	100
GRANTOR: EATON BONNIE MYERS F/						
GRANTEE: HARRISON JOE & AMAN						
2107/0446	3/08/2017	QC	U	I	11	100
GRANTOR: EATON BONNIE F/K/A BO						
GRANTEE: HARRISON JOE & AMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S24 E56 N24$.

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	0940	SHEDS/PORT	0	100	15	12	180.00	SF	30.00	30.00	100	1980	1980	3	20	1,080	
6	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2003	2003	3	22	176	

LAND DESCRIPTION

TOTAL OB/XF 1,256

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		RM	148.00	100.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/03/2019 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS