

LOT 10 (EX S'LY 23FT)
& S'LY 65FT OF LOT 12
COUNCIL PARK SUB PB 3/42

HOUSH AUSTIN & REBEKAH
85129 WINONA BAYVIEW RD
YULEE, FL 32097

2023

42-2N-27-4360-0010-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	04
Interior Wall	05
Interior Floo	09
Air Condition	01
Heating Type	02
Bedrooms	2
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	01
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	975	25,378
UOP	225	20	45	1,171
TOTALS	1,200		1,020	26,549

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	0810	CONCRETE A	0	0	0	294.00	SF	6.50	6.50	100	1960	1960	3	20	382	
2	0350	CARPORT WD	0	0	14	280.00	SF	13.00	13.00	100	1993	1993	3	20	728	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	0	000

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,020	89.4240	80.71	82,324	1940	1940	0	0	40	27.75	32.25
1 SINGLE FAM - 0% - 0												
Heated Area: 975												
HX Base Yr												
BAS 1993												
UOP 2013												
85129 WINONA BAYVIEW RD, YULEE												

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1		4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		26,549			
TOTAL MARKET OB/XF VALUE		1,110			
TOTAL LAND VALUE - MARKET		60,000			
TOTAL MARKET VALUE		87,659			
SOH/AGL Deduction		0			
ASSESSED VALUE		87,659			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		87,659			
TOTAL JUST VALUE		87,659			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		103,756			
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