

WISE JOHN EARL/RAMEY MARY JULIA WISE
85169 WINONA BAYVIEW RD
YULEE, FL 32097

42-2N-27-4360-0012-0010

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 10003CENTRAL 10004AIR DUCTED 10031002WOOD FRAME 1001.1.100010004DIST 01 100

CONSTRUCTION

09820021,344118.000076.70103,085198819880070.0030.00

1 M/H 93- - 100% - 2017Heated Area: 1344HX Base Yr 2017

Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4048.00

TOTALS1,3441,34430,926

EXTRA FEATURES

85169 WINONA BAYVIEW RD, YULEE

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198819883662,31021243WD DECK F01004624.00SF8.008.00100198819883203830350CARPORT WD0100718126.00SF13.0013.0010019871987320328

LAND DESCRIPTIONTOTAL OB/XF2,676

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH100RM210.00100.001.50LT1.001.000.8050,000.0040,000.0060,000

REVIEW DATE05/30/2017BY SBXTotal Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0820021,344118.000076.70103,085198819880070.0030.00

1 M/H 93- - 100% - 2017Heated Area: 1344HX Base Yr 2017

BAS1993

NASSAU COUNTY PROPERTYPAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE30,926TOTAL MARKET OB/XF VALUE2,676TOTAL LAND VALUE - MARKET60,000TOTAL MARKET VALUE93,602SOH/AGL Deduction45,237ASSESSED VALUE48,365TOTAL EXEMPTION VALUEHX HB25,000BASE TAXABLE VALUE23,365TOTAL JUST VALUE93,602NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE71,206

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2066/02608/19/2016QC U I I 11100GRANTOR: RAMEY MARY JULIA WISEGRANTEE: WISE JOHN EARL & MA1792/08505/08/2012QC U I I 11100GRANTOR: WISE MARY JULIAGRANTEE: WISE ISAAC J & MARYBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W56 S24 E56 N24\$.