

LOT 6
IN OR 2174/92
8U620740LA & 8U620740LB

TURNER ASHLEY W
85195 WINONA BAYVIEW ROAD
YULEE, FL 32097

2023

42-2N-27-437S-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0800	02	1,512	117.6000	82.32	124,468	1999	2004	0	0	0	44.00	56.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2009										Heated Area: 1512										HX Base Yr 2009									
Roof Cover	03	COMP SHNGL 100								27 56 27 56 BAS 2000																													
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	1.	1. 100																																					
Units		0 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		0200	MOBILE HOME																																				
MAP NUM			MKT AREA								04																												
NEIGHBORHOOD/LOC		4052.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,512	100	1,512	69,702																																			
TOTALS		1,512	1,512	69,702																																			
EXTRA FEATURES										85195 WINONA BAYVIEW RD, YULEE																													
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																							
2	1242	WD DECK A	0 100	16	10	160.00	SF	10.00	10.00	100	2000	2000	3	20	320																								
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940																								
5	0754	FOP	0 100	8	12	96.00	SF	15.00	15.00	100	2001	2001	3	20	288																								
LAND DESCRIPTION										TOTAL OB/XF										3,548																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																						
REVIEW DATE 04/01/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																							