

BLOCK 1 LOT 32
YULEE HEIGHTS SUB PB 3/47A

PRUETT BOBBY DEAN
85682 WINONA BAYVIEW RD
YULEE, FL 32097

2023

42-2N-27-4400-0001-0320



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 100
Air Condition	01	NONE 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

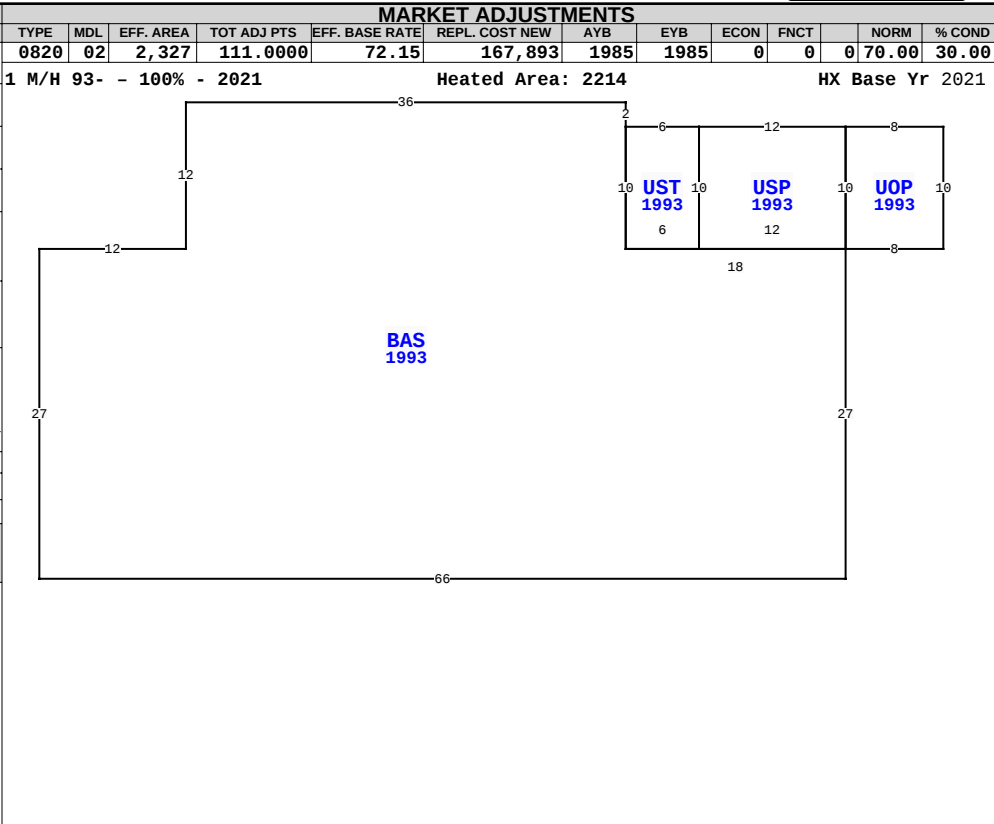
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,214	100	2,214	47,922
UOP	80	25	20	433
USP	120	50	60	1,299
UST	60	55	33	714

TOTALS	2,474		2,327	50,368
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985
2	1242	WD DECK A	0 100	12	22	264.00	SF	10.00	10.00	100	1995
3	0751	UOP	0 100	10	20	200.00	SF	10.00	10.00	100	1995
4	0820	WOOD WALK	0 100	3	80	240.00	SF	11.75	11.75	100	1995
5	0681	POLE SHED	0 100	8	20	160.00	SF	15.00	15.00	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		RS-2	0.00	0.00	1.00	LT	



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

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1985	1985	3	60	2,100	
10.00	100	1995	1995	3	20	528	
10.00	100	1995	1995	3	24	480	
11.75	100	1995	1995	3	40	1,128	
15.00	100	1998	1998	3	27	648	

TOTAL OB/XF											
4,884											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	50,368		
TOTAL MARKET OB/XF VALUE	4,884		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	95,252		
SOH/AGL Deduction	22,471		
ASSESSED VALUE	72,781		
TOTAL EXEMPTION VALUE	HX HB 47,781		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	95,252		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	70,661		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M993842	CHNGE SRVC	0	06/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2383/0717	8/07/2020	WD	Q	I	01
					SALE PRICE 30,000
GRANTOR: TUCKER SHAWN 0					
GRANTEE: PRUETT BOBBY DEAN					
2049/1430	5/17/2016	SW	U	I	12
					21,200
GRANTOR: BANK OF NEW YORK MELL					
GRANTEE: TUCKER SHAWN 0					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W8 USP=[YR=1993] W12 UST=[YR=1993] W6 BAS=[YR=1993] N2 W36 S12 W12 S27 E66 N27 W18 N10\$ S10 E6 N10\$ S10 E12 N10\$ S10 E8 N10\$.											