

BLOCK 2 LOT 21
IN OR 671 PG 1479
YULEE HEIGHTS SUB

WILDER LAUREN
85669 WINONA BAYVIEW ROAD
YULEE, FL 32097

2023

42-2N-27-4400-0002-0210



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

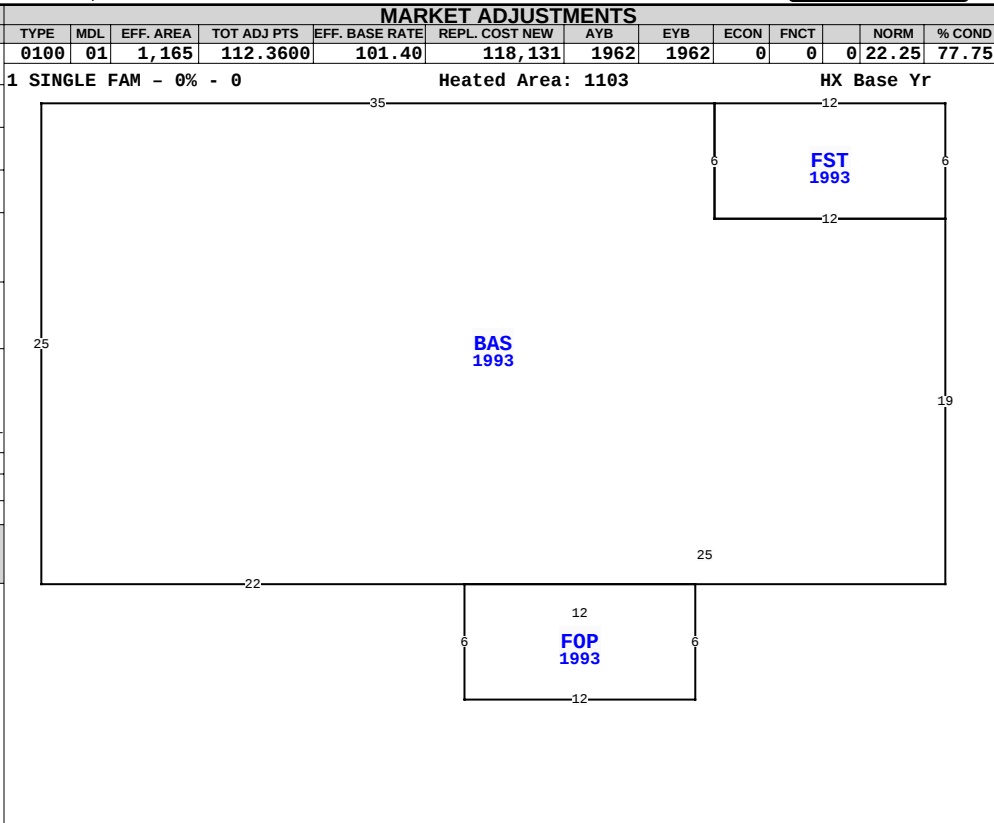
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,103	100	1,103	86,959
FOP	72	30	22	1,735
FST	72	55	40	3,154

TOTALS	1,247		1,165	91,847
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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	0810	CONCRETE A	0	0	44	12			528.00	SF	6.50

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	000100	C	SFR	0	0006	RS-2	206.00	180.00	1.00	LT	

REVIEW DATE	09/13/2018	BY	SBX
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85669 WINONA BAYVIEW RD, YULEE	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
6.50	100	1980	1980	3	35	1,201	

TOTAL OB/XF											
1,201											

Total Acres: 0.00	Total Land Value: 40,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	91,847		
TOTAL MARKET OB/XF VALUE	1,201		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	133,048		
SOH/AGL Deduction	16,576		
ASSESSED VALUE	116,472		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	116,472		
TOTAL JUST VALUE	133,048		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	109,128		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2619/1490	2/14/2023	FJ	U	I	11	0	
GRANTOR: WILDER CHARLES FLETCH							
GRANTEE: WILDER LAUREN							
0671/1479	12/10/1992	WD	U	I	01	30,000	
GRANTOR: BENTON JENNIFER							
GRANTEE: WILDER CHARLES F II							

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W12 BAS=[YR=1993] W35 S25 E22 FOP=[YR=1993] S6 E12 N6 W12\$ E25 N19 W12 N6\$ S6 E12 N6\$.											