LOTS 1 & 2
IN OR 1101 PG 27
PIERCES SUB PB 3/66

BODDIE FRED W
85126 RADIO AVE
YULEE, FL 32097

**2023**

**42-2N-27-4420-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

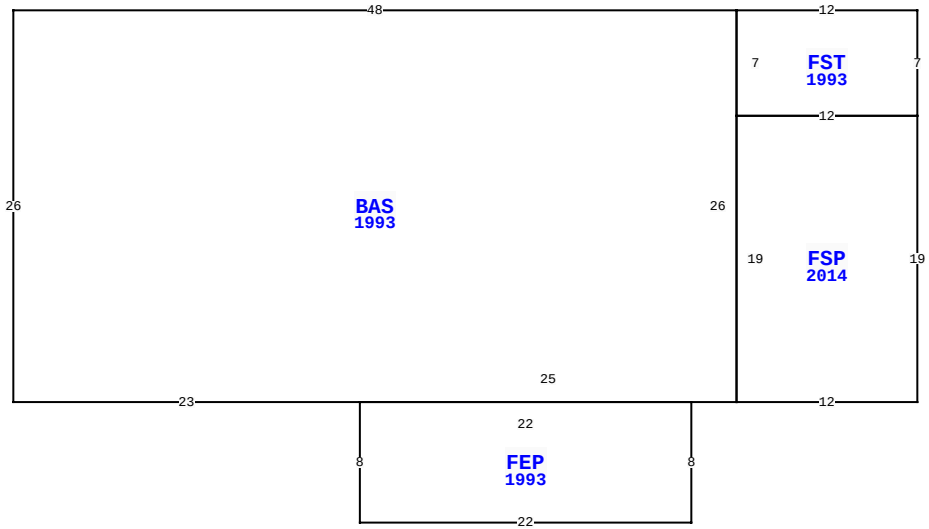
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 1,248 | 100 | 1,248 | 93,693 |
| FEP | 176 | 80 | 141 | 10,586 |
| FSP | 228 | 40 | 91 | 6,832 |
| FST | 84 | 55 | 46 | 3,453 |
| TOTALS | 1,736 | | 1,526 | 114,563 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,526 | 137.4960 | 124.09 | 189,361 | 1963 | 1963 | 0 | 0 | 0 | 39.50 | 60.50 |

1 SINGLE FAM – 100% - 2004 Heated Area: 1248 HX Base Yr 2004




85126 WINONA BAYVIEW RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 119,969 |
| TOTAL MARKET OB/XF VALUE | | 9,017 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 208,986 |
| SOH/AGL Deduction | | 100,656 |
| ASSESSED VALUE | | 108,330 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 58,330 |
| TOTAL JUST VALUE | | 208,986 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 170,433 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E1225469 | ELEC OTHER | 0 | 10/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1101/0027 | 12/16/2002 | WD | Q | I | | 117,500 |
| GRANTOR: LONG AMY TERESA | | | | | | |
| GRANTEE: BODDIE FRED W & VIC | | | | | | |
| 0877/1494 | 4/07/1999 | WD | U | I | 09 | 87,000 |
| GRANTOR: TURNER HELEN MELANIE | | | | | | |
| GRANTEE: LONG AMY T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W48 S26 E23 FEP=[YR=1993] S8 E22 N8 W22$ E25 FSP=[YR=2014] E12 N19 W12 S19$ N26$ S7 E12 N7$.

## EXTRA FEATURES

| LN | 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 | 1242 | WD DECK A | 0 | 100 | 10 | 20 | 200.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 400 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,519.00 | SF | 4.00 | 4.00 | 100 | 1998 | 1998 | 3 | 77 | 7,759 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 10 | 200.00 | SF | 19.50 | 19.50 | 100 | 2003 | 2003 | 3 | 22 | 858 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,017

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | | RM | 200.00 | 110.00 | 2.00 | LT | | 1.00 | 1.00 | 0.80 | 50,000.00 | 40,000.00 | 80,000 | | | | | | | |

REVIEW DATE 03/31/2020 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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PIERCES SUB PB 3/66

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**2023**

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## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

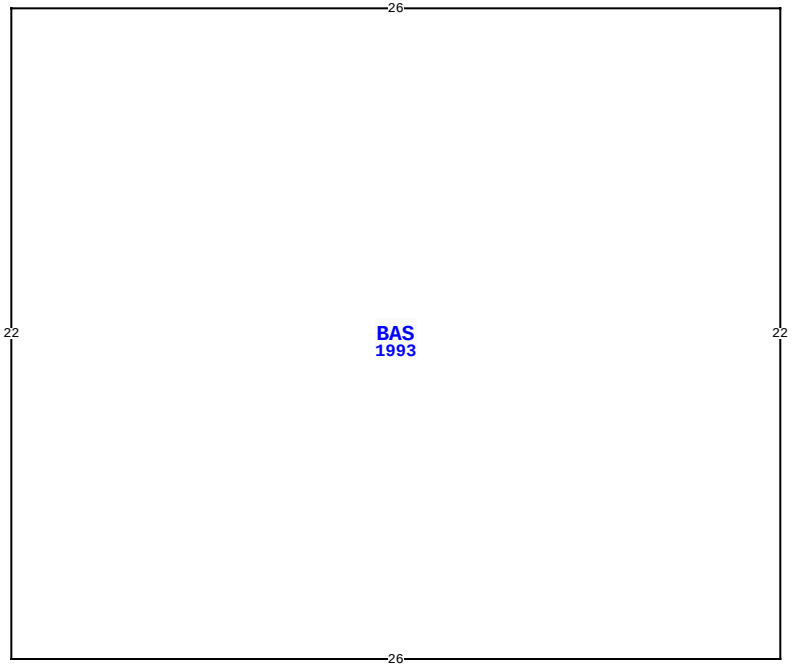
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4052.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 572 | 100 | 572 | 5,406 |
| TOTALS | 572 | | 572 | 5,406 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 572 | 54.0000 | 18.90 | 10,811 | 1978 | 1978 | 0 | 0 | 0 | 50.00 | 50.00 |

2 GARAGE RES – 100% - 2004 Heated Area: 572 HX Base Yr 2004




85126 WINONA BAYVIEW RD, YULEE

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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| GRANTEE: BODDIE FRED W & VIC | | | | | | |
| 0877/1494 | 4/07/1999 | WD | U | I | 09 | 87,000 |
| GRANTOR: TURNER HELEN MELANIE | | | | | | |
| GRANTEE: LONG AMY T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W26 S22 E26 N22$ .

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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