LOT 5
PIERCES SUB PB 3/66

LOWDENSLAGER HEATHER/LOWDENSLAGER SHERRI
85354 WINONA BAYVIEW RD
YULEE, FL 32097

2023

42-2N-27-4420-0005-0000

BUILDING CHARACTERISTICS

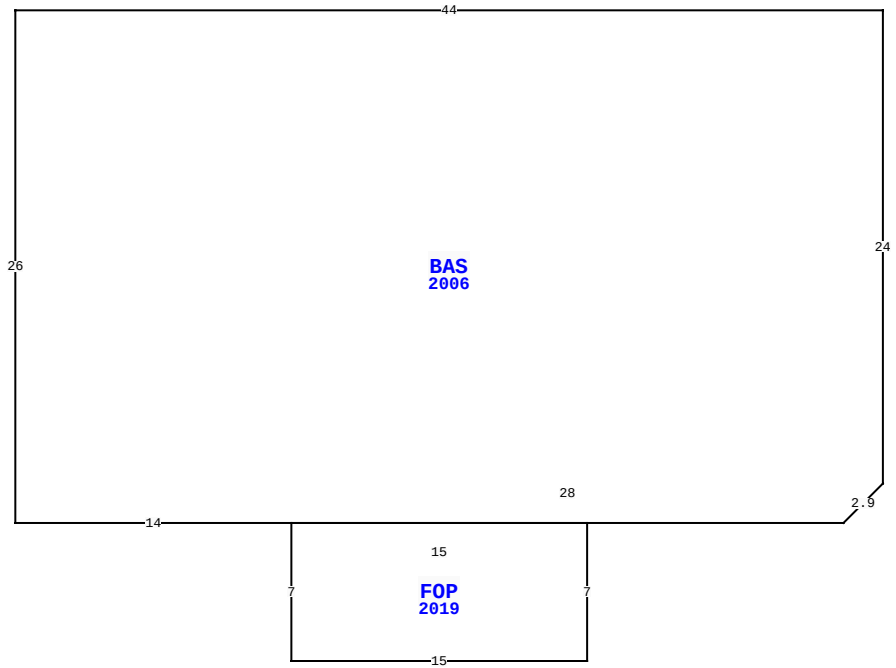
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,142	100	1,142	85,094
FOP	105	30	32	2,385
TOTALS	1,247		1,174	87,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,174	147.8400	103.49	121,497	2006	2012	0	0	0	28.00	72.00

2 M/H 94+ – 100% - 2020 Heated Area: 1142 HX Base Yr 2020



85354 WINONA BAYVIEW RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		87,478
TOTAL MARKET OB/XF VALUE		11,387
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		148,865
SOH/AGL Deduction		42,246
ASSESSED VALUE		106,619
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,619
TOTAL JUST VALUE		148,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH054677	MH MOVE-ON	0	09/01/2005
M10360	MECH OTHER	0	09/01/2005
P10081	OTHER	0	09/01/2005
M3033	H/AC	4,212	05/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/1266	12/20/2019	WD	Q	I	01	119,500
GRANTOR: GREGORY JASON D						
GRANTEE: LOWDENSLAGER HEATHE						
2156/0982	11/03/2017	WD	U	I	37	50,000
GRANTOR: CITYGATE HOMES LLC						
GRANTEE: GREGORY JASON D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W44 S26 E14 FOP=[YR=2019] S7 E15 N7 W15$ E28 R2 U2 N24$.

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	0810	CONCRETE A	0	100	27	2	54.00	SF	6.50	6.50	100	1985	1985	3	49.5	174	
2	0940	SHEDS/PORT	0	100	19	20	380.00	SF	30.00	30.00	100	1985	1985	3	20	2,280	
4	0812	CONCRETE C	0	100	0	0	1,357.00	SF	4.00	4.00	100	2006	2006	3	88	4,777	
5	0751	UOP	0	100	6	30	180.00	SF	10.00	10.00	100	2007	2007	3	52	936	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	

LAND DESCRIPTION

TOTAL OB/XF 11,387

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	000102	C	SFR/MH	100		RM	100.00	110.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/10/2020 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS