W95 FT OF LOT 8 &
E15 FT OF LOT 8
IN OR 876/1996 & OR 1093/1596

PICKETT MICHAEL L
85296 WINONA BAYVIEW ROAD
YULEE, FL 32097

2023

42-2N-27-4420-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

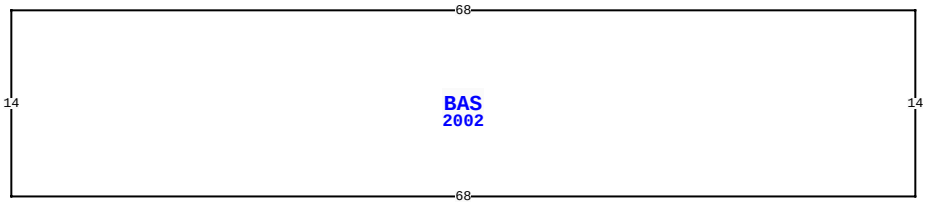
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	952	18,119
TOTALS	952		952	18,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	952	97.6000	63.44	60,395	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 952 HX Base Yr 2003



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		18,118
TOTAL MARKET OB/XF VALUE		17,610
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		85,728
SOH/AGL Deduction		53,669
ASSESSED VALUE		32,059
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,059
TOTAL JUST VALUE		85,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0876/1996	4/05/1999	QC	U	I	01	100

GRANTOR: PICKETT WILLIS
GRANTEE: PICKETT MICHAEL L

85296 WINONA BAYVIEW RD, YULEE

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

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	0	0	66.00	SF	6.50	6.50	100	1980	1980	3	35	150	
5	0811	CONCRETE B	0	100	0	0	950.00	SF	5.20	5.20	100	1990	1990	3	62	3,063	
6	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2005	2005	3	27	518	
7	0681	POLE SHED	0	100	9	8	72.00	SF	15.00	15.00	100	2005	2005	3	44	475	
8	1243	WD DECK F	0	100	12	7	84.00	SF	8.00	8.00	100	2005	2005	3	27	181	
9	0680	POLE SHED	0	100	13	10	130.00	SF	10.00	10.00	100	2005	2005	3	44	572	
10	0511	GARAGE CB-	0	100	39	10	390.00	SF	40.00	40.00	100	1998	1998	3	77	12,012	
11	0680	POLE SHED	0	100	16	7	112.00	SF	10.00	10.00	100	2005	2005	3	44	493	
12	0819	CONC 12"	0	100	5	4	20.00	SF	9.50	9.50	100	1998	1998	3	77	146	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W68 S14 E68 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 17,610

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	110.00	95.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/31/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS