N1/2 OF LOT 1
IN OR 2304/971
SUB OF CHARLOTTE STEVENS LAND

WISE BONNIE S &/BEASLEY DAPHNE D
85559 WINONA BAYVIEW DR
YULEE, FL 32097

2023

42-2N-27-4480-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

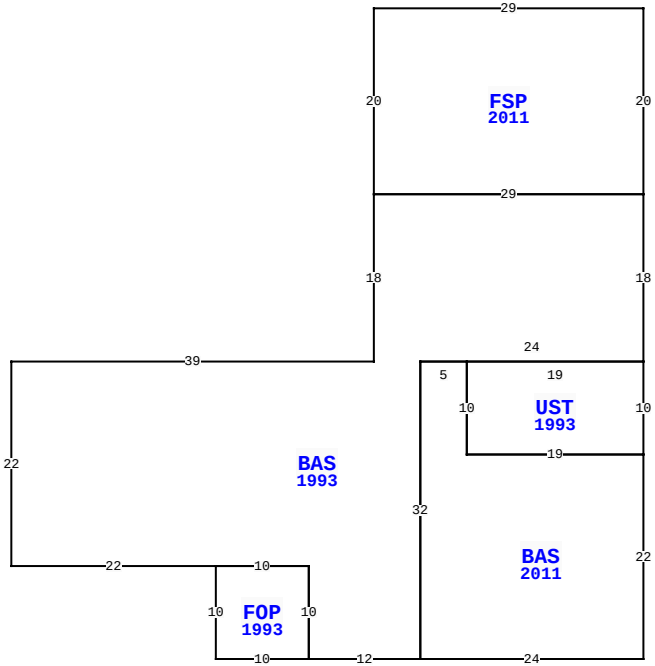
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,610	100	1,610	90,225
BAS	578	100	578	32,391
FOP	100	30	30	1,681
FSP	580	40	232	13,001
UST	190	45	86	4,819
TOTALS	3,058		2,536	142,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,536	94.0800	84.91	215,332	1970	1975	0	0	15	19.00	66.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2188 HX Base Yr 2022



85559 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		142,119
TOTAL MARKET OB/XF VALUE		43,114
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		240,233
SOH/AGL Deduction		50,762
ASSESSED VALUE		189,471
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		134,471
TOTAL JUST VALUE		240,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007624	REPAIR/RRF	0	09/11/2020
17007889	GARAGE	38,572	01/01/2018
R98-0854	REPAIR/RRF	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2304/0971	9/12/2019	WD	Q	I	01	153,000
GRANTOR: DENBO JOHN LOUIS						
GRANTEE: WISE BONNIE S & DAP						
2137/0732	7/31/2017	WD	Q	I	02	155,000
GRANTOR: JONES DONNA B &						
GRANTEE: DENBO JOHN LOUIS						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W29 S20 BAS=[YR=1993] S18 W39 S22 E22
FOP=[YR=1993] S10 E10 N10 W10 $ E10 S10 E12 BAS=[YR=2011]
E24 N22 UST=[YR=1993] N10 W19 S10 E19 $ W19 N10 W5 S32 $ N32
E24 N18 W29 $ E29 N20 $.

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	240.00	SF	6.50	6.50	100	1980	1980	3	35	546	
2	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	1999	1999	3	28	8,820	
3	0812	CONCRETE C	0	100	0	0	1,898.00	SF	4.00	4.00	100	2015	2015	3	96	7,288	
4	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	100	2018	2018	3	90	26,460	

LAND DESCRIPTION

TOTAL OB/XF 43,114

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	0006	RS-2	100.00	300.00	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	55,000							

REVIEW DATE 01/06/2021 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS