S'LY 135FT OF LOT 2
IN OR 78 PG 335
(EX OR 2014/542)

WINGATE BARBARA J EST
85507 WINONA BAYVIEW RD
YULEE, FL 32097

2023

42-2N-27-4480-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

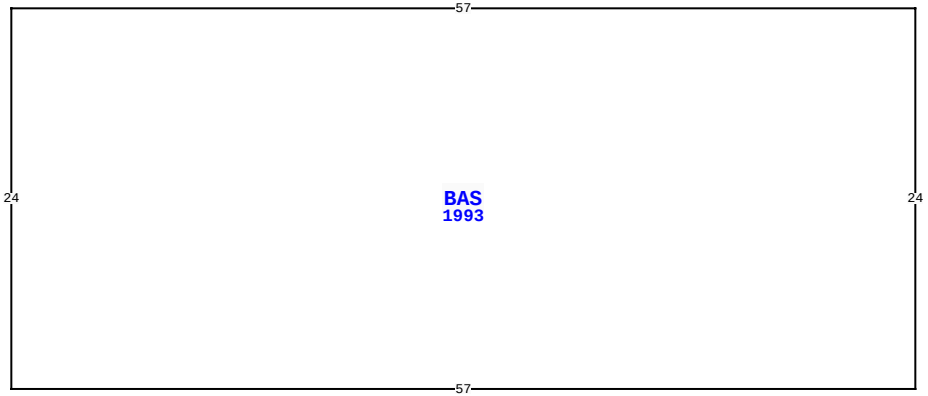
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	25,556
TOTALS	1,368		1,368	25,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,368	95.8000	62.27	85,185	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1368 HX Base Yr



85507 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		25,556
TOTAL MARKET OB/XF VALUE		320
TOTAL LAND VALUE - MARKET		62,500
TOTAL MARKET VALUE		88,376
SOH/AGL Deduction		54,986
ASSESSED VALUE		33,390
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		3,390
TOTAL JUST VALUE		88,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0078/0335	1/01/1967	TA	U	I		6,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S24 E57 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	0751	UOP	0	100	16	10	160.00	SF	10.00	10.00	100	1980	1980	3	20	320	

TOTAL OB/XF 320

LAND DESCRIPTION

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	0006	RS-2	135.00	300.00	1.00	LT		1.00	1.00	1.25	50,000.00	62,500.00	62,500							

REVIEW DATE 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 62,500 Market: 0 Agricultural: 0 Common: 62,500 PRINTED 08/02/2023 BY SYS