

LOT 19
IN OR 933/1370
WIDE ROAD ACRES PB 5/404-406

WILDER CHARLES
85669 WINONA BAYVIEW ROAD
YULEE, FL 32097

2023

42-2N-27-4487-0019-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
										VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 6,000 TOTAL LAND VALUE - MARKET 182,400 TOTAL MARKET VALUE 188,400 SOH/AGL Deduction 99,645 ASSESSED VALUE 88,755 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 88,755 TOTAL JUST VALUE 188,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 129,900																			
DOR CODE 0001 VAC W/XFOB																				PERMIT NUM DESCRIPTION AMT ISSUED 0933/1370 5/24/2000 WD Q V 30,000 0724/0541 2/22/1995 WD Q V 21,000									
MAP NUM MKT AREA 04																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0933/1370 5/24/2000 WD Q V CD 30,000 0724/0541 2/22/1995 WD Q V CD 21,000									
NEIGHBORHOOD/LOC 4053.00																				GRANTOR: GAGNON ANNE M GRANTEE: WILDER CHARLES GRANTOR: HIGGINBOTHAM & COOK GRANTEE: GAGNON ALBERT & ANN									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS										75849 CLYDE HIGGINBOTHAM RD, YULEE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
EXTRA FEATURES																				BUILDING NOTES									
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	BUILDING DIMENSIONS													
1	0936	SEPTC TANK	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000															
										TOTAL OB/XF 6,000																			
LAND DESCRIPTION										TOTAL OB/XF 6,000																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000715	C	MISC RES AC	0		OR	0.00	0.00	2.28	AC		1.00	1.00	1.00	80,000.00	80,000.00	182,400												
REVIEW DATE 09/01/2022 BY KBA										Total Acres: 2.28 Total Land Value: 182,400										Market: 0 Agricultural: 0 Common: 182,400 PRINTED 08/02/2023 BY SYS									