

SLY 117.5 FT OF WLY 200 FT
OF ELY 230 FT OF LOT 4
YULEE FAMRS UNIT 1 PB 2/37

VEST OWEN RITTER & SYDNEY RAE
85239 WINONA BAYVIEW ROAD
YULEE, FL 32097

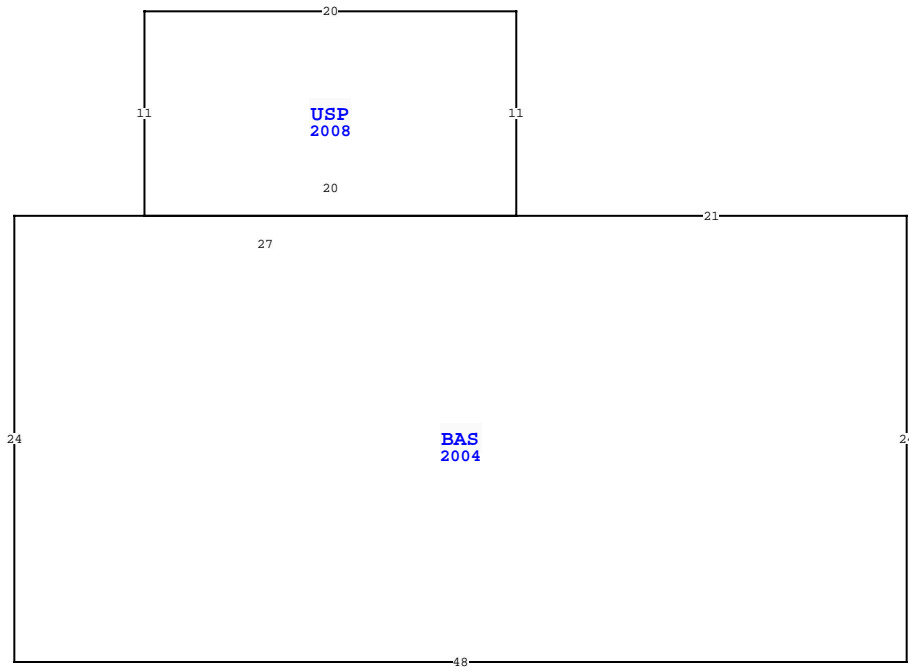
2023

42-2N-27-4500-0004-0030



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LVT/LAMMT 60	
Interior Floo	14	CARPET 40	
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	
BUD8 Adjustme	04	DIST 01 100	
Quality	04	Quality Level 04	
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
BAS	1,152	100	1,152
USP	220	50	110
			SUBAREA MARKET VALUE
			81,700
			7,802
TOTALS	1,372		1,262
			89,501

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,262	135.0800	94.56	119,335	2003	2013	0	0	25.00	75.00		
1 M/H 94+ - 0% - 2023 Heated Area: 1152 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			89,501
TOTAL MARKET OB/XF VALUE			291
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			139,792
SOH/AGL Deduction			0
ASSESSED VALUE			139,792
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			139,792
TOTAL JUST VALUE			139,792
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			82,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034250	MH MOVE-ON	0	12/12/2003
P037277	NEW CONSTR	0	10/01/2003
94-1014	CHNGE SRVC	200	07/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0771	3/24/2023	WD	Q	I	01	225,000
GRANTOR: ALOHOMORA LLC						
GRANTEE: VEST OWEN RITTER &						
2610/0570	12/19/2022	WD	U	I	37	115,000
GRANTOR: FOWLER KIMBERLY						
GRANTEE: ALOHOMORA LLC						

EXTRA FEATURES																
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
4	0810	CONCRETE A	0	0	16	8		6.50	6.50	100	1980	1980	3	35	291	

TOTAL OB/XF														291
85239 WINONA BAYVIEW RD, YULEE														

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W21 USP=[YR=2008] N11 W20 S11 E20\$ W27 S24 E48 N24\$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		OR	118.00	200.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							