LOTS 9 & 10
YULEE FARMS R/P OF LOTS 1 & 2
DBK 251/66

BLOCKER JOHN R
85385 WINONA BAYVIEW ROAD
YULEE, FL 32097

2023

42-2N-27-4520-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
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

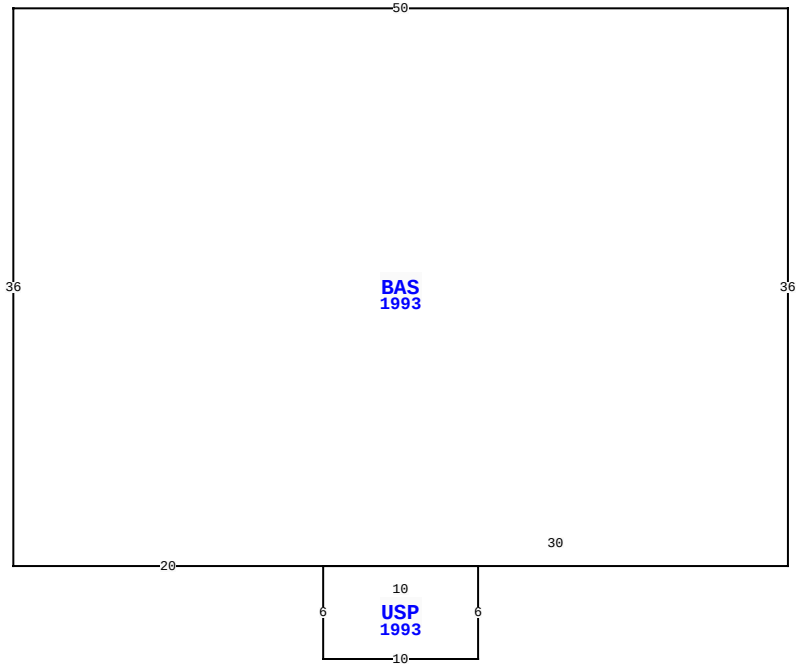
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	117,498
USP	60	30	18	1,175
TOTALS	1,860		1,818	118,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,818	110.0000	99.28	180,491	1960	1960	0	0	0	34.25	65.75

1 SINGLE FAM – 100% - 0 Heated Area: 1800 HX Base Yr



85385 WINONA BAYVIEW RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		118,673
TOTAL MARKET OB/XF VALUE		31,628
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		230,301
SOH/AGL Deduction		163,648
ASSESSED VALUE		66,653
TOTAL EXEMPTION VALUE	HX HB	41,653
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		230,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02163	GARAGE	16,320	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S36 E20 USP=[YR=1993] S6 E10 N6 W10 $ E30 N36 $.

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	0511	GARAGE CB-	0	100	16	20	320.00	SF	40.00	40.00	100	1960	1960	3	20	2,560	
2	0510	GARAGE WD-	0	100	4	16	64.00	SF	35.00	35.00	100	1970	1970	3	20	448	
3	0511	GARAGE CB-	0	100	24	40	960.00	SF	40.00	40.00	100	1995	1995	3	72	27,648	
4	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2005	2005	3	27	972	

LAND DESCRIPTION

TOTAL OB/XF 31,628

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	0005	RM	186.00	200.00	2.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	80,000							

REVIEW DATE 01/11/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS