

LOTS 11 & 12
YULEE FARMS R/P OF LOTS 1 & 2
DBK 251/66

JONES WALTER C L/E/
PO BOX 142
YULEE, FL 32041-0142

2023

42-2N-27-4520-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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
Occupancy	00	NONE 100

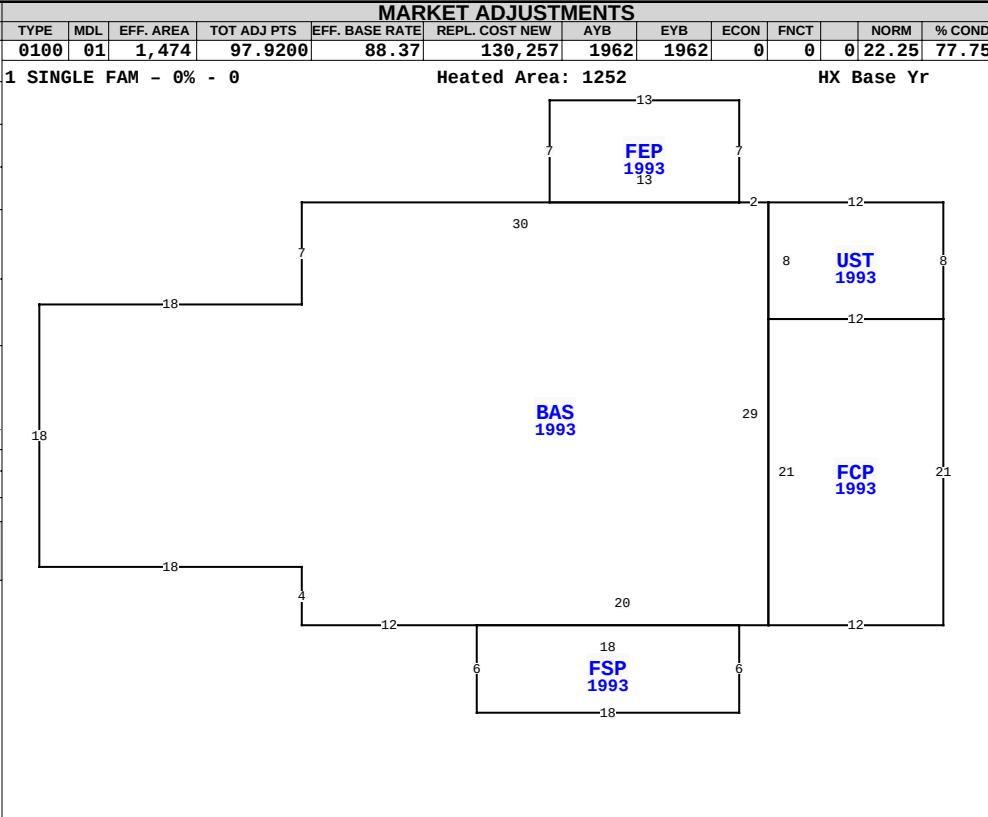
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1,252	86,022
FCP	252	25	63	4,328
FEP	91	80	73	5,016
FSP	108	40	43	2,955
UST	96	45	43	2,955

TOTALS	1,799		1,474	101,275
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	2,112.00	SF	4.00	4.00	100	1984
2	0681	POLE SHED	0	0	10	100.00	SF	15.00	15.00	100	1992

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0005	RM	184.00	200.00	2.00	LT	1.00



85357 WINONA BAYVIEW RD, YULEE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1984	1984	3	47	3,971	
100	1992	1992	3	20	300	

TOTAL OB/XF											
4,271											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	101,275		
TOTAL MARKET OB/XF VALUE	4,271		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	185,546		
SOH/AGL Deduction	45,231		
ASSESSED VALUE	140,315		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	140,315		
TOTAL JUST VALUE	185,546		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	150,808		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2567/0921	5/25/2022	LE	U	I	11	100	
GRANTOR: JONES WALTER C							
GRANTEE: COLSON KATHRYN L							

BUILDING NOTES											

BUILDING DIMENSIONS											
UST=[YR=1993] W12 BAS=[YR=1993] W2 FEP=[YR=1993] N7 W13 S7 E13\$ W30 S7 W18 S18 E18 S4 E12 FSP=[YR=1993] S6 E18 N6 W18\$ E20 FCP=[YR=1993] E12 N21 W12 S21\$ N29\$ S8 E12 N8\$.											