BLK 1 PT LOT 3 IN OR 1823/126
WINGATE LANDING #2 PBK 5/334
{R673668 & R673669}

GOODE TIMOTHY A & JOANNA LEE
67127 WINGATE LANDING RD
YULEE, FL 32097

2024

05-3N-26-2341-0001-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

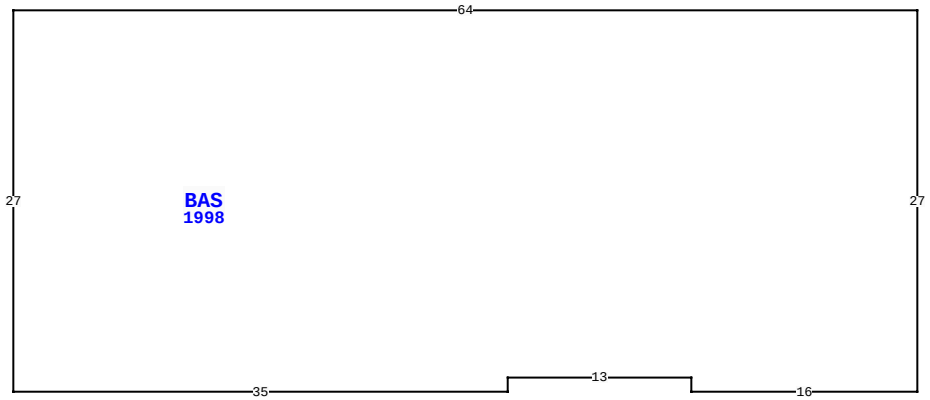
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	1,715	82,402
TOTALS	1,715		1,715	82,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,715	123.2000	92.40	158,466	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2013 Heated Area: 1715 HX Base Yr 2013



67127 WINGATE LANDING 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		82,402
TOTAL MARKET OB/XF VALUE		3,681
TOTAL LAND VALUE - MARKET		54,900
TOTAL MARKET VALUE		140,983
SOH/AGL Deduction		80,053
ASSESSED VALUE		60,930
TOTAL EXEMPTION VALUE	HX HB	35,930
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		140,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1823/0126	10/08/2012	WD	U	I	30	60,000
GRANTOR: KOLLETAR TRAVIS E & A						
GRANTEE: GOODE TIMOTHY A & J						
0845/1350	8/20/1998	WD	U	V	01	5,000
GRANTOR: GOODE GEORGE & DELEEN						
GRANTEE: KOLLETAR TRAVIS & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W64 S27 E35 N1 E13 S1 E16 N27$.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	18.30	18.30	100	1999	1999	3	20	366	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
3	1242	WD DECK A	0	100	16	6	96.00	SF	10.00	10.00	100	1999	1999	3	20	192	
4	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2002	2002	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 3,681

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	0005	OR	0.00	0.00	1.22	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,900							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 1.22 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900 PRINTED 08/06/2024 BY SYS