



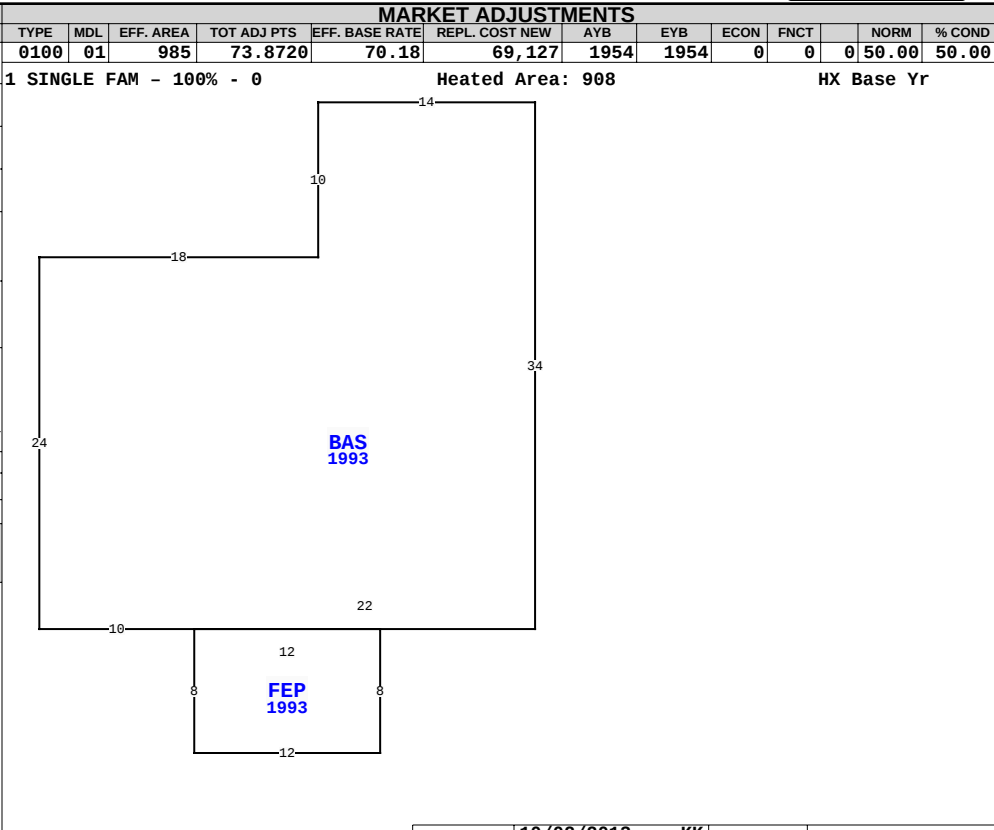
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	908	100	908	31,862
FEP	96	80	77	2,702
TOTALS	1,004		985	34,564

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
1	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	1995	1995	3
2	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	1995	1995	3
3	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	1995	1995	3

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
1	000115	C	SFR ACRES	100	0003	OR	0.00	0.00	1.06	AC		1.00	1.00



86143 PINEWOOD DR, YULEE	BLD DATE 10/02/2013	KK	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		34,564	
TOTAL MARKET OB/XF VALUE		2,280	
TOTAL LAND VALUE - MARKET		84,800	
TOTAL MARKET VALUE		121,644	
SOH/AGL Deduction		72,279	
ASSESSED VALUE		49,365	
TOTAL EXEMPTION VALUE		HX HB WX	30,000
BASE TAXABLE VALUE		19,365	
TOTAL JUST VALUE		121,644	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		119,915	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1911668	DEMOLITION	0	11/07/2019
8245	MH MOVE-ON	14,995	07/17/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0929/1718	4/27/2000	QC U	I	01		100	
GRANTOR: WINGARD MAGGIE L							
GRANTEE: WINGARD MAGGIE L &							
0717/0563	11/01/1994	QC U	I	01		100	
GRANTOR: GILYARD & STOKES							
GRANTEE: WINGARD MAGGIE L							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W14 S10 W18 S24 E10 FEP=[YR=1993] S8E12 N8 W12\$ E22 N34\$.													