LOT 4
IN OR 1667/1529
COUNCIL PARK SUB PB 3/42

EDWARDS ELLEN D
1267 GERBING RD
FERNANDINA BEACH, FL 32034

2024

42-2N-27-4360-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

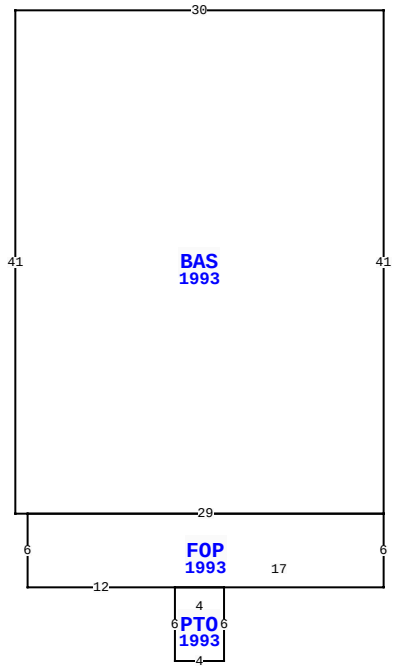
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	1,230	107,943
FOP	174	30	52	4,563
PTO	24	5	1	88
TOTALS	1,428		1,283	112,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,283	114.4000	108.68	139,436	1950	1975	0	0	0	19.25	80.75

1 SINGLE FAM – 0% - 0 Heated Area: 1230 HX Base Yr



85055 WINONA BAYVIEW 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	112,595
TOTAL MARKET OB/XF VALUE	3,920
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	166,515
SOH/AGL Deduction	21,908
ASSESSED VALUE	144,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,607
TOTAL JUST VALUE	166,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1667/1529	3/08/2010	WD	U	I	12	45,300
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: EDWARDS ELLEN D						
1638/1067	9/08/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF AMERICA N A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S41 E1 FOP=[YR=1993] S6 E12 PTO=[YR=1993] S6 E4 N6 W4$ E17 N6 W29$ E29 N41$.

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	1243	WD DECK F	0	0	16	10	160.00	SF	8.00	8.00	100	2002	2002	3	20	256	
2	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	
3	1242	WD DECK A	0	0	0	0	68.00	SF	10.00	10.00	100	1989	1989	3	20	136	
4	0810	CONCRETE A	0	0	0	0	480.00	SF	6.50	6.50	100	2009	2009	3	90	2,808	

LAND DESCRIPTION

TOTAL OB/XF 3,920

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	0		RM	125.00	100.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS