LOT 6
COUNCIL PARK SUB PB 3/42

HARTER CHRISTOPHER
210 W 15TH ST
FERNANDINA BEACH, FL 32036

2024

42-2N-27-4360-0006-0000

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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

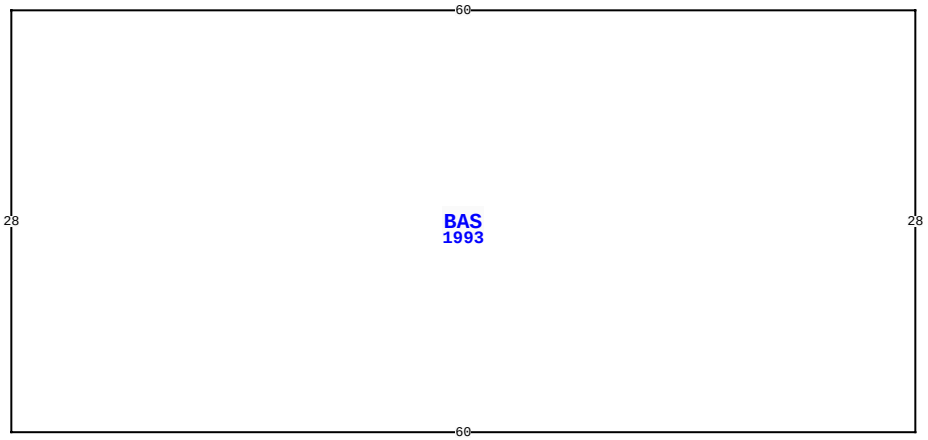
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	47,746
TOTALS	1,680		1,680	47,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	116.0000	81.20	136,416	1986	1996	0	0	0	65.00	35.00

1 M/H 93- – 0% - 2024 Heated Area: 1680 HX Base Yr



85081 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	47,746
TOTAL MARKET OB/XF VALUE	5,202
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	102,948
SOH/AGL Deduction	0
ASSESSED VALUE	102,948
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,948
TOTAL JUST VALUE	102,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/0697	1/30/2023	WD	U	I	30	120,000
GRANTOR: HARTER DAVID PATRICK						
GRANTEE: HARTER CHRISTOPHER						
2124/0386	5/09/2017	TD	Q	I	01	60,100
GRANTOR: ALICE WINONA JONES LI						
GRANTEE: HARTER DAVID PATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E60 N28 $.

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	0	12	20	240.00	SF	18.00	18.00	100	1986	1986	3	20	864	
2	0351	CARPORT MT	0	0	10	8	80.00	SF	4.00	4.00	100	1978	1978	3	20	64	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
4	0752	USP	0	0	8	16	128.00	SF	15.00	15.00	100	1986	1986	3	20	384	
5	0752	USP	0	0	32	11	352.00	SF	15.00	15.00	100	1986	1986	3	20	1,056	
6	0350	CARPORT WD	0	0	14	28	392.00	SF	9.36	9.36	100	1986	1986	3	20	734	

LAND DESCRIPTION

TOTAL OB/XF 5,202

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	0	0002	RM	120.00	100.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS