LOT 1
IN OR 1566/699 CASE #08-86-CP
1999 SKYL DW/MH

HOLSOPPLE JOYCE M
85217 WINONA BAYVIEW DR
YULEE, FL 32097

2024

42-2N-27-437S-0001-0000

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

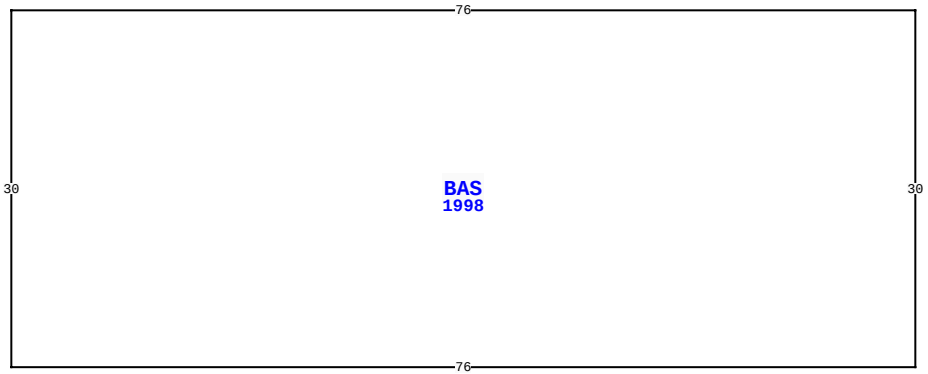
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	84,173
TOTALS	2,280		2,280	84,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	117.2000	87.90	200,412	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2016 Heated Area: 2280 HX Base Yr 2016



85217 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		84,173
TOTAL MARKET OB/XF VALUE		4,390
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		138,563
SOH/AGL Deduction		52,368
ASSESSED VALUE		86,195
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		36,195
TOTAL JUST VALUE		138,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/0845	10/07/1998	WD	Q	V		17,900

GRANTOR: MCLEOD LUTHER M & NOR
GRANTEE: HOLSOPPLE JOYCE M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S30 E76 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0752	USP	0	100	32	12	384.00	SF	15.00	15.00	100	1999	1999	3	27	1,555	

LAND DESCRIPTION

TOTAL OB/XF 4,390

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	0002	RM	0.00	0.00	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