LOT 7
STEVENS LANDING SUB PB 6/116

MCKINLAY ELLEN ROBERTS
6127 SHAKESPEARE DR
JACKSONVILLE, FL 32244

2024

42-2N-27-437S-0007-0000

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 90
Interior Floo	08	SHT VINYL 10
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

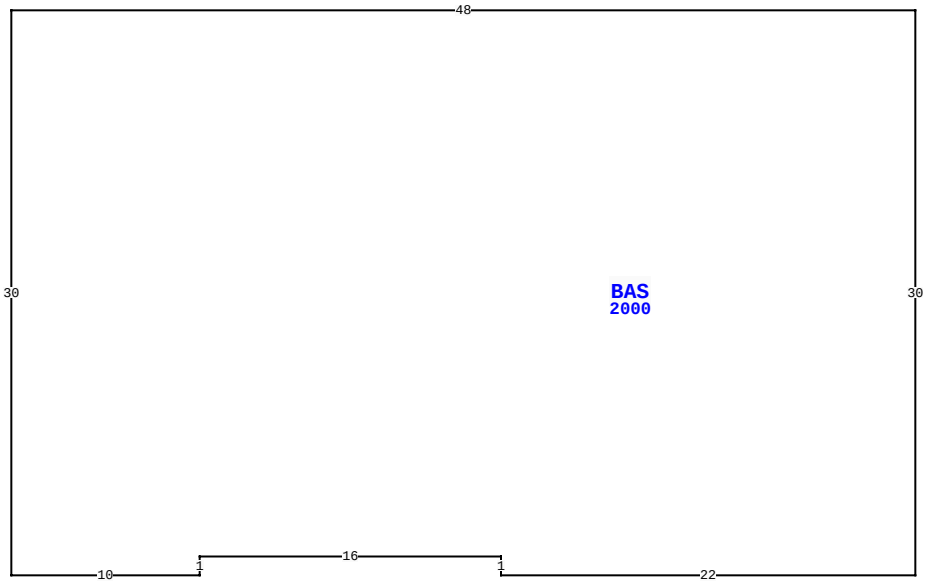
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	1,424	55,263
TOTALS	1,424		1,424	55,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,424	117.6000	88.20	125,597	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 2024 Heated Area: 1424 HX Base Yr



85205 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	55,263
TOTAL MARKET OB/XF VALUE	96
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	105,359
SOH/AGL Deduction	0
ASSESSED VALUE	105,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,359
TOTAL JUST VALUE	105,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003102	MH MOVE-ON	0	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2617/1526	1/31/2023	WD	U	I	37	60,000
GRANTOR: DONALDSON CAROLYN R						
GRANTEE: MCKINLAY ELLEN ROBE						
0940/1022	7/13/2000	WD	U	I	13	25,900
GRANTOR: MCLEOD LUTHER M & NOR						
GRANTEE: STANFIELD HENRY & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 S30 E10 N1 E16 S1 E22 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	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	2002	2002	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 96

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/01/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS