LOT 5
PIERCES SUB PB 3/66

**LOWDENSLAGER HEATHER/LOWDENSLAGER SHERRI**
85354 WINONA BAYVIEW RD
YULEE, FL 32097

**2024**

**42-2N-27-4420-0005-0000**

## BUILDING CHARACTERISTICS

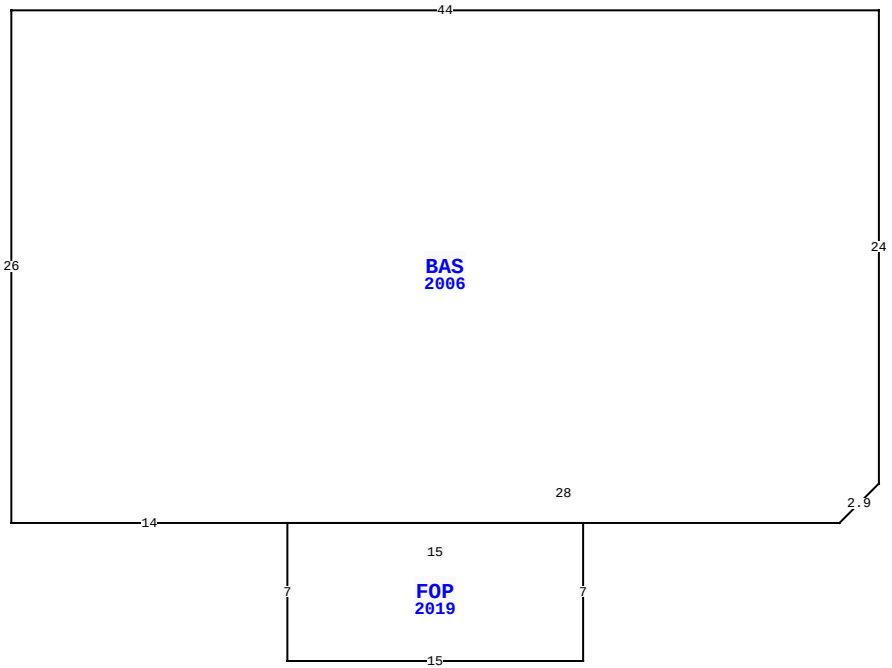
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |
| 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 | 1,142 | 100 | 1,142 | 88,638 |
| FOP | 105 | 30 | 32 | 2,484 |
| TOTALS | 1,247 | | 1,174 | 91,121 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,174 | 147.8400 | 110.88 | 130,173 | 2006 | 2012 | 0 | 0 | 0 | 30.00 | 70.00 |

2 M/H 94+ – 100% - 2020 Heated Area: 1142 HX Base Yr 2020




85354 WINONA BAYVIEW RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 91,121 |
| TOTAL MARKET OB/XF VALUE | | 11,216 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 152,337 |
| SOH/AGL Deduction | | 42,519 |
| ASSESSED VALUE | | 109,818 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 59,818 |
| TOTAL JUST VALUE | | 152,337 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 148,865 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH054677 | MH MOVE-ON | 0 | 09/01/2005 |
| M10360 | MECH OTHER | 0 | 09/01/2005 |
| P10081 | OTHER | 0 | 09/01/2005 |
| M3033 | H/AC | 4,212 | 05/30/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2327/1266 | 12/20/2019 | WD | Q | I | 01 | 119,500 |
| GRANTOR: GREGORY JASON D | | | | | | |
| GRANTEE: LOWDENSLAGER HEATHE | | | | | | |
| 2156/0982 | 11/03/2017 | WD | U | I | 37 | 50,000 |
| GRANTOR: CITYGATE HOMES LLC | | | | | | |
| GRANTEE: GREGORY JASON D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W44 S26 E14 FOP=[YR=2019] S7 E15 N7 W15$ E28 R2 U2 N24$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 27 | 2 | 54.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 47 | 165 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 19 | 20 | 380.00 | SF | 30.00 | 30.00 | 100 | 1985 | 1985 | 3 | 20 | 2,280 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,357.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 87 | 4,722 | |
| 4 | 0751 | UOP | 0 | 100 | 6 | 30 | 180.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 48 | 864 | |
| 5 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2007 | 2007 | 3 | 91 | 3,185 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,216

| 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 | | RM | 100.00 | 110.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 02/10/2020 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS