LOT 8 2006 FLEET/DEST DWMH
IN OR 1452/644
FIELDS HIGHLANDS PB 5/6

COOPER LARRY EDSEL & CHARLOTTE A
85619 WINONA BAYVIEW ROAD
YULEE, FL 32097

2024

42-2N-27-4440-0008-0000

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		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

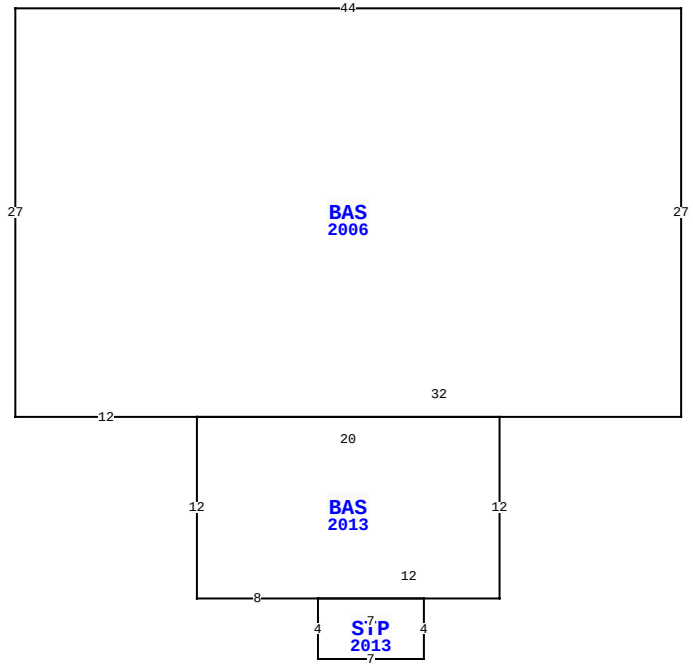
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	60,567
BAS	240	100	240	12,236
STP	28	10	3	153
TOTALS	1,456		1,431	72,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,431	117.2000	87.90	125,785	2006	2006	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2004 Heated Area: 1428 HX Base Yr 2004



85619 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		72,955
TOTAL MARKET OB/XF VALUE		13,410
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		136,365
SOH/AGL Deduction		63,844
ASSESSED VALUE		72,521
TOTAL EXEMPTION VALUE	HX HB	47,521
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4766	MH MOVE-ON	0	04/17/2006
P10952	OTHER	0	04/01/2006
M11273	MECH OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/0644	10/13/2006	QC	U	I	01	27,000
GRANTOR: COOPER LARRY EDSEL						
GRANTEE: COOPER LARRY E & CH						
1004/0370	8/21/2001	QC	U	I	01	100
GRANTOR: COOPER BECKY L &						
GRANTEE: COOPER LARRY EDSEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W44 S27 E12 BAS=[YR=2013] S12 E8 STP=[YR=2013] S4 E7 N4 W7$ E12 N12 W20$ E32 N27$.

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	2006	2006	3	90	3,150	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2011	2011	3	50	3,000	
3	0810	CONCRETE A	0	100	22	36	792.00	SF	6.50	6.50	100	2011	2011	3	92	4,736	
4	0810	CONCRETE A	0	100	15	14	210.00	SF	6.50	6.50	100	2011	2011	3	92	1,256	
5	0810	CONCRETE A	0	100	53	4	212.00	SF	6.50	6.50	100	2011	2011	3	92	1,268	

LAND DESCRIPTION

TOTAL OB/XF 13,410

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		RSF-	2109.00	170.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS