

SLY 117.5 FT OF WLY 200 FT
OF ELY 230 FT OF LOT 4
YULEE FAMRS UNIT 1 PB 2/37

VEST OWEN RITTER & WATKINS SYDNEY RAE
85239 WINONA BAYVIEW ROAD
YULEE, FL 32097

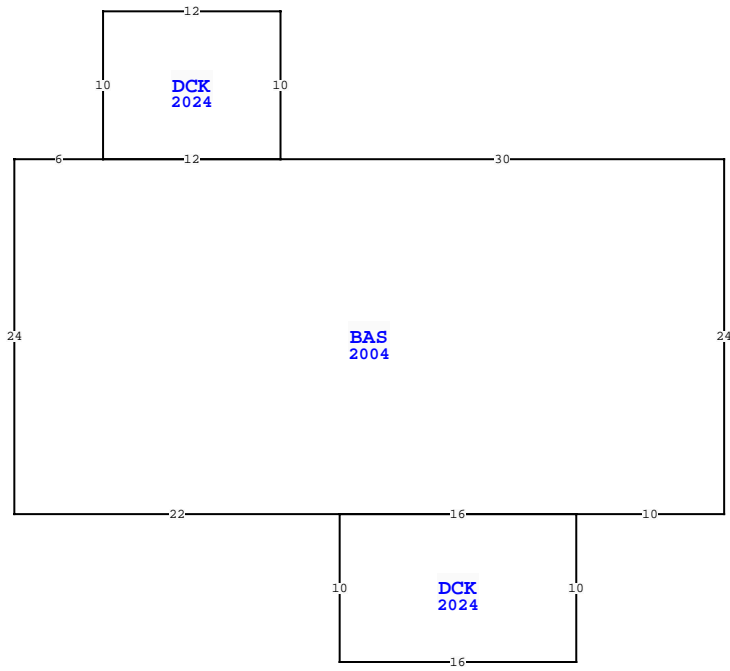
2024

42-2N-27-4500-0004-0030



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMMT 60		
Interior Floo	14	CARPET 40		
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	06	Quality Level 06		
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	1,152	100	1,152	110,343
DCK	120	15	18	1,724
DCK	160	15	24	2,299
TOTALS	1,432		1,194	114,366

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,194	159.6400	119.73	142,958	2003	2015	0	0	20.00	80.00	
1 M/H 94+ - 100% - 2024 Heated Area: 1152 HX Base Yr 2024												



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		114,366			
TOTAL MARKET OB/XF VALUE		270			
TOTAL LAND VALUE - MARKET		50,000			
TOTAL MARKET VALUE		164,636			
SOH/AGL Deduction		0			
ASSESSED VALUE		164,636			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		114,636			
TOTAL JUST VALUE		164,636			
NCON VALUE		4,023			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		139,792			
RP: 12203710 & 12203711					
BLDG:1:1: DW/MH/ID: JACFL24302(A/B)					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
MH034250	MH MOVE-ON	0	12/12/2003		
P037277	NEW CONSTR	0	10/01/2003		
94-1014	CHNGE SRVC	200	07/01/1994		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/0771	3/24/2023	WD Q	Q	I	01	225,000
GRANTOR: ALOHOMORA LLC						
GRANTEE: VEST OWEN RITTER &						
2610/0570	12/19/2022	WD U	I	37		115,000
GRANTOR: FOWLER KIMBERLY						
GRANTEE: ALOHOMORA LLC						

EXTRA FEATURES																
L N	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	16	8		6.50	6.50	100	1980	1980	3	32.5	270	

TOTAL OB/XF													270				
85239 WINONA BAYVIEW RD, YULEE																	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2004;ORIG=0,0] W30 W12 W6 S24 E22 E16 E10 N24 \$												
DCK=[YR=2024;ORIG=-42,0] E12 N10 W12 S10 \$												
DCK=[YR=2024;ORIG=-26,24] E16 S10 W16 N10 \$												

LAND DESCRIPTION													TOTAL OB/XF					270						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	118.00	200.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							