LOTS 11 & 12
YULEE FARMS R/P OF LOTS 1 & 2
DBK 251/66

JONES WALTER C L/E/
PO BOX 142
YULEE, FL 32041-0142

2024

42-2N-27-4520-0011-0000

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	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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
Occupancy	00	NONE 100

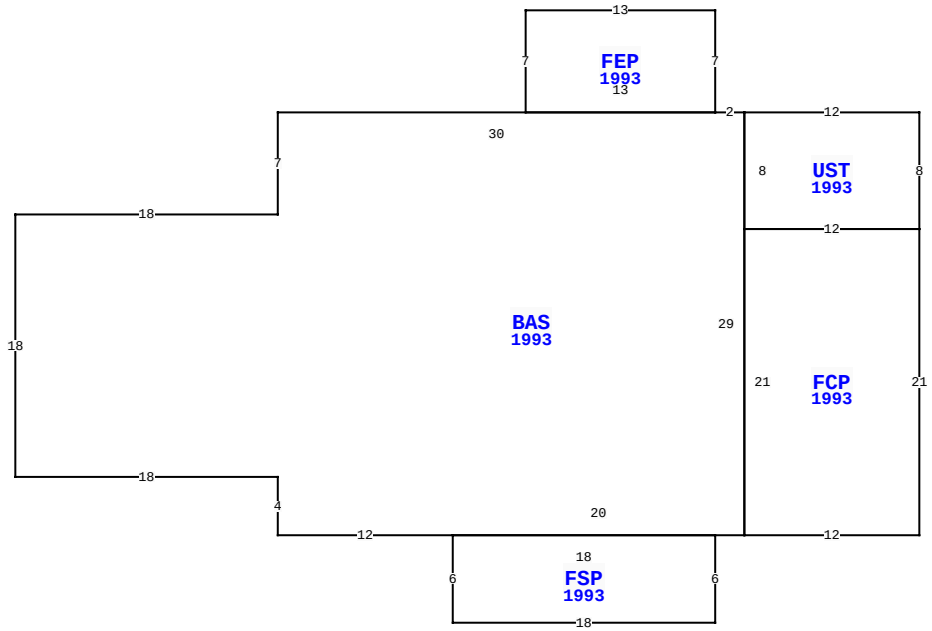
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1,252	90,257
FCP	252	25	63	4,542
FEP	91	80	73	5,262
FSP	108	40	43	3,100
UST	96	45	43	3,100
TOTALS	1,799		1,474	106,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,474	97.9200	93.02	137,111	1962	1962	0	0	0	22.50	77.50

1 SINGLE FAM – 0% - 0 Heated Area: 1252 HX Base Yr



85357 WINONA BAYVIEW RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	106,261
TOTAL MARKET OB/XF VALUE	4,017
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	190,278
SOH/AGL Deduction	35,931
ASSESSED VALUE	154,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,347
TOTAL JUST VALUE	190,278
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/0921	5/25/2022	LE	U	I	11	100

GRANTOR: JONES WALTER C

GRANTEE: COLSON KATHRYN L

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W2 FEP=[YR=1993] N7 W13 S7 E13$ W30 S7 W18 S18 E18 S4 E12 FSP=[YR=1993] S6 E18 N6 W18$ E20 FCP=[YR=1993] E12 N21 W12 S21$ N29$ S8 E12 N8$.

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	0812	CONCRETE C	0	0	0	0	2,112.00	SF	4.00	4.00	100	1984	1984	3	44	3,717	
2	0681	POLE SHED	0	0	10	10	100.00	SF	15.00	15.00	100	1992	1992	3	20	300	

LAND DESCRIPTION

TOTAL OB/XF 4,017

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	000100	C	SFR	0	0005	RM	184.00	200.00	2.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS