BLOCK 1 LOT 21
IN OR 943/236
R433554 & R433555

WILDER CHARLES F III EST
85669 WINONA BAYVIEW ROAD
YULEE, FL 32097

2024

43-2N-27-4621-0001-0210

BUILDING CHARACTERISTICS

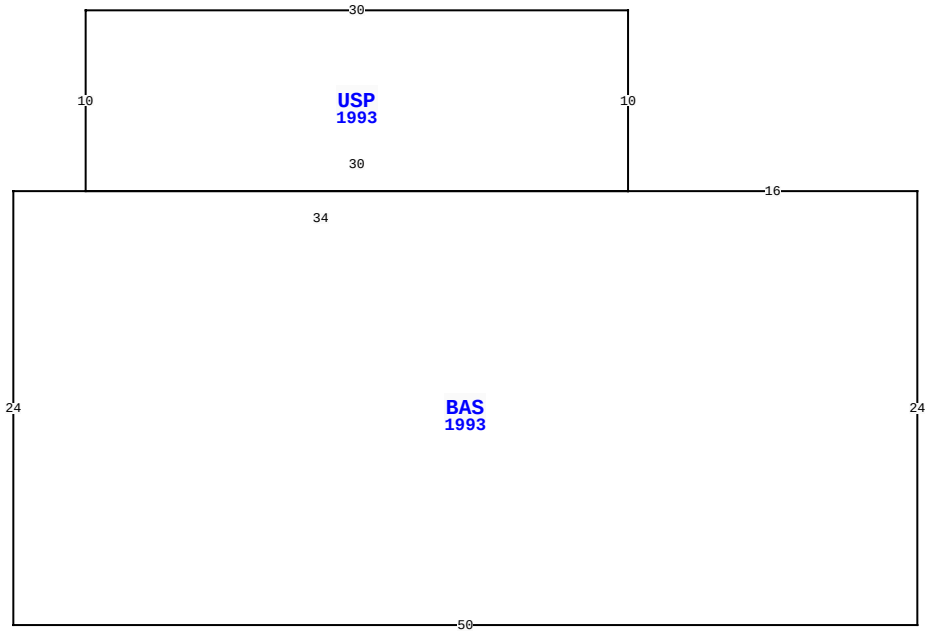
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	29,635
USP	300	50	150	3,704
TOTALS	1,500		1,350	33,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,350	117.6000	82.32	111,132	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1200 HX Base Yr



85067 AMANDA CT, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	33,340
TOTAL MARKET OB/XF VALUE	2,485
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	115,825
SOH/AGL Deduction	36,769
ASSESSED VALUE	79,056
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,056
TOTAL JUST VALUE	115,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0943/0236	8/02/2000	WD	Q	I		40,000
GRANTOR: KING GERALD D						
GRANTEE: WILDER CHARLES F II						
0429/0156	8/01/1984	WD	Q	V		9,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 USP=[YR=1993] N10 W30 S10 E30$ W34 S24 E50 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
2	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1999	1999	3	20	576	
3	0751	UOP	0	0	6	12	72.00	SF	10.00	10.00	100	1999	1999	3	27	194	

LAND DESCRIPTION

TOTAL OB/XF 2,485

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	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