IN OR 1614/928
2-1 & TRACT B & PT OF TRACT C
R672318 & R672416

DAUGHTRY KENNETH A & CONNIE M
49068 RIVER BLUFF DR
HILLIARD, FL 32046

2025

05-3N-26-0000-0002-0010

BUILDING CHARACTERISTICS

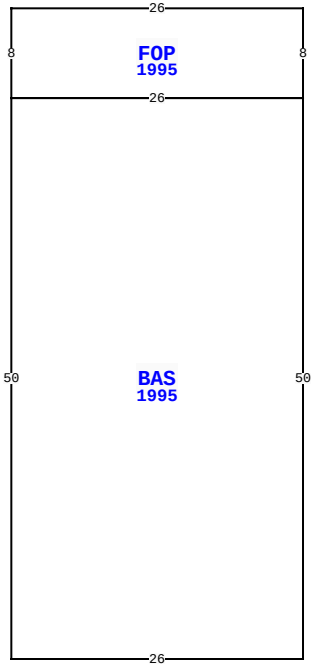
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1995	1,300	38,852
FOP	208	30	1995	62	1,853
TOTALS	1,508			1,362	40,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,362	117.2000	99.62	135,682	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1300 HX Base Yr



67270 WINGATE LANDING RD, YULEE

BLD DATE		LGL DATE	05/13/2025 MLU
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	40,705
TOTAL MARKET OB/XF VALUE	3,348
TOTAL LAND VALUE - MARKET	117,000
TOTAL MARKET VALUE	161,053
SOH/AGL Deduction	12,186
ASSESSED VALUE	148,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,867
TOTAL JUST VALUE	161,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-348	MH MOVE-ON	31,000	01/01/1994
B93-131	XFOB	10,080	04/04/1993
8326	MH MOVE-ON	6,000	09/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1614/0928	4/14/2009	QC	U	I	11	100
GRANTOR: DAUGHTRY KENNETH A						
GRANTEE: DAUGHTRY KENNETH A						
0686/1438	8/17/1993	QC	Q	V	01	100
GRANTOR: DAUGHTRY KEN &THELMA						
GRANTEE: DAUGHTRY KENNETH A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1995] W26 S8 BAS=[YR=1995] S50 E26 N50 W26 $ E26 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0350	CARPORT WD	0	0	23	12	276.00	SF	13.00	13.00	100	1994	1994	3	20	718	
3	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1994	1994	3	20	40	

LAND DESCRIPTION

TOTAL OB/XF 3,348

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	RES	0	0005	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,000							

REVIEW DATE 07/28/2022 BY KBA Total Acres: 6.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS