

BLK 1 PT OF LOT 2 IN
IN OR 2524/1797
WINGATE LANDING #2 PBK 5/334

KOLLETAR TRAVLER EUGENE
67054 HORNE LANE
YULEE, FL 32097

2025

05-3N-26-2341-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structure	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		0 100
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	672	100	2006	672	12,773
DCK	80	15	2006	12	228
UOP	120	25	2006	30	570

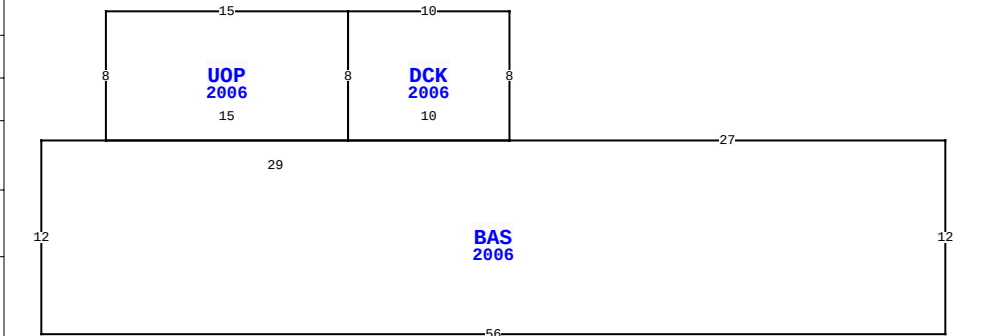
TOTALS	872			714	13,572
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0200	BARN WD 0-	0	100	28	32	896.00	SF	20.00
2	0200	BARN WD 0-	0	100	8	32	256.00	SF	20.00
3	0351	CARPORT MT	0	100	20	18	360.00	SF	5.60

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	1.00

REVIEW DATE 08/02/2022 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	714	79.2000	63.36	45,239	1981	1981	0	0	0	70.00	30.00	
3 M/H 93- - 100% - 2022 Heated Area: 672 HX Base Yr 2022													



BLD DATE	04/03/2007	JM	LGL DATE	
XF DATE	04/03/2007	JM	LAND DATE	04/03/2007
INC DATE			AG DATE	

TOTAL OB/XF													
7,370													

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7,370													

Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		13,572
TOTAL MARKET OB/XF VALUE		7,370
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		65,942
SOH/AGL Deduction		3,926
ASSESSED VALUE		62,016
TOTAL EXEMPTION VALUE	HX HB	37,016
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		65,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14472	ELEC OTHER	0	03/01/2005
M09378	MH MOVE-ON	0	03/01/2005
P09177	OTHER	0	03/01/2005
MH4558	MH MOVE-ON	0	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2524/1797	12/21/2021	QC	U	I	11	100	
GRANTOR: GOODE GEORGE D & DELE							
GRANTEE: KOLLETAR TRAVLER EU							
1551/1013	2/19/2008	LE	U	I	18	100	
GRANTOR: GOODE GEORGE D & DELE							
GRANTEE: HUDSON JOE L/E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W27 DCK=[YR=2006] N8 W10 UOP 2006=W15 S8 E15 N8\$ S8 E10\$ W29 S12 E56 N12 \$.									

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