IN OR 929/1718 1990 DEST SW
(EX R/W IN OR 117 PG 305)

WINGARD MAGGIE L/WALKER SHELIA
86143 PINEWOOD DRIVE
YULEE, FL 32097

2025

42-2N-27-0000-0021-0000

BUILDING CHARACTERISTICS

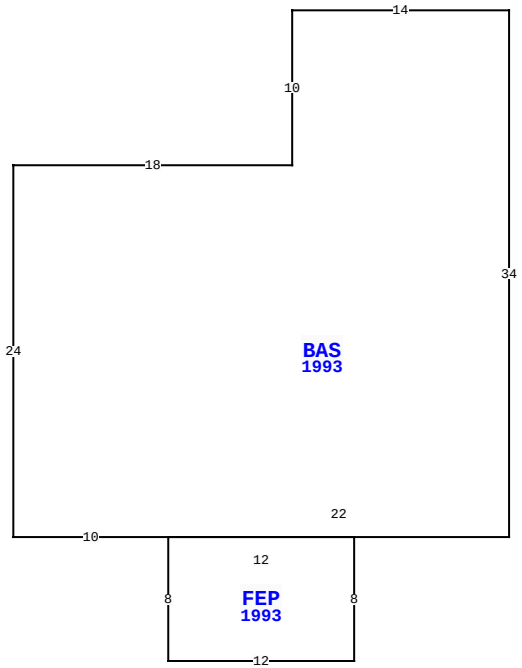
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	908	100	1993	908	33,537
FEP	96	80	1993	77	2,844
TOTALS	1,004			985	36,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	985	73.8720	73.87	72,762	1954	1954	0	0	0	50.00	50.00

1 SINGLE FAM – 100% - 0 Heated Area: 908 HX Base Yr



86143 PINEWOOD DR, YULEE

BLD DATE	10/02/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		36,381
TOTAL MARKET OB/XF VALUE		2,280
TOTAL LAND VALUE - MARKET		90,100
TOTAL MARKET VALUE		128,761
SOH/AGL Deduction		77,964
ASSESSED VALUE		50,797
TOTAL EXEMPTION VALUE	HX HB WX	30,797
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		128,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1911668	DEMOLITION	0	11/07/2019
8245	MH MOVE-ON	14,995	07/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0929/1718	4/27/2000	QC	Q	I	01	100
GRANTOR: WINGARD MAGGIE L						
GRANTEE: WINGARD MAGGIE L &						
0717/0563	11/01/1994	QC	Q	I	01	100
GRANTOR: GILYARD & STOKES						
GRANTEE: WINGARD MAGGIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S10 W18 S24 E10 FEP=[YR=1993] S8E12 N8 W12$ E22 N34$.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1995	1995	3	20	600	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1995	1995	3	20	1,200	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 2,280

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	100	0003	OR	0.00	0.00	1.06	AC		1.00	1.00	1.00	85,000.00	85,000.00	90,100							

REVIEW DATE 01/12/2020 BY NWX Total Acres: 1.06 Total Land Value: 90,100 Market: 0 Agricultural: 0 Common: 90,100 PRINTED 07/30/2025 BY SYS