LOT 10 (EX S'LY 23FT)
& S'LY 65FT OF LOT 12
COUNCIL PARK SUB PB 3/42

HOUSH AUSTIN & REBEKAH
85129 WINONA BAYVIEW RD
YULEE, FL 32097

2025

42-2N-27-4360-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

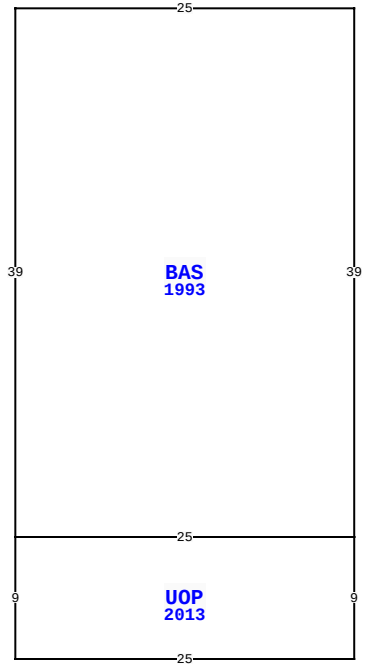
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	1993	975	97,850
UOP	225	20	2013	45	4,516
TOTALS	1,200			1,020	102,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,020	119.1240	119.12	121,502	1940	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 2024 Heated Area: 975 HX Base Yr



85129 WINONA BAYVIEW RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	102,365
TOTAL MARKET OB/XF VALUE	3,098
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	181,963
SOH/AGL Deduction	1,135
ASSESSED VALUE	180,828
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,828
TOTAL JUST VALUE	181,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,389

EYB ADJSTD FOR REMODELING
WD STRG (10X20) IS ATTACHED TO (14X20) CRPT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006412	ADD TO BACK SIDE	39,760	05/29/2024
230006811	REPLACE ALL WINDO	4,500	05/24/2023
8688	CARPORT	8,160	02/16/1993
7924	REPAIR/RRF	1,200	03/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/1339	1/31/2023	WD	Q	I	01	95,000
GRANTOR: EATON BONNIE MYERS F/						
GRANTEE: HOUSH AUSTIN & REBE						
0703/0240	4/26/1994	QC	Q	I	01	3,000
GRANTOR: RYALS MARY DOROTHY						
GRANTEE: MYERS BONNIE FAYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S39 UOP=[YR=2013] S9 E25 N9 W25$E25 N39 $.

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	0350	CARPORT WD	0	0	14	20	280.00	SF	13.00	13.00	100	1993	1993	3	20	728	
2	0810	CONCRETE A	0	0	60	3	180.00	SF	6.50	6.50	100	2024	2023		100	1,170	
3	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2024	2000		20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,098

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	RM	167.00	100.00	1.50	LT		1.00	1.00	0.85	60,000.00	51,000.00	76,500							

REVIEW DATE 06/04/2024 BY KW Total Acres: 0.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/30/2025 BY SYS