BLOCK 1 LOT 32
YULEE HEIGHTS SUB PB 3/47A

PRUETT BOBBY DEAN
85682 WINONA BAYVIEW RD
YULEE, FL 32097

2025

42-2N-27-4400-0001-0320

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 100
Air Condition	01	NONE 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

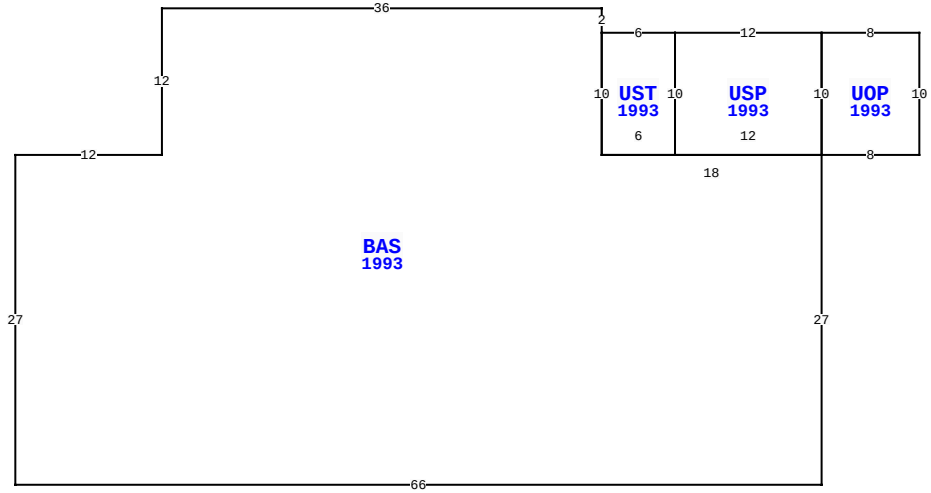
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,214	100	1993	2,214	58,981
UOP	80	25	1993	20	533
USP	120	50	1993	60	1,598
UST	60	55	1993	33	879
TOTALS	2,474			2,327	61,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,327	111.0000	88.80	206,638	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 2214 HX Base Yr 2021



85682 WINONA BAYVIEW RD, YULEE

BLD DATE		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		61,991
TOTAL MARKET OB/XF VALUE		4,616
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		114,607
SOH/AGL Deduction		37,469
ASSESSED VALUE		77,138
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,416
TOTAL JUST VALUE		114,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M993842	CHNGE SRVC	0	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/0717	8/07/2020	WD	Q	I	01	30,000
GRANTOR: TUCKER SHAWN O						
GRANTEE: PRUETT BOBBY DEAN						
2049/1430	5/17/2016	SW	U	I	12	21,200
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: TUCKER SHAWN O						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W8 USP=[YR=1993] W12 UST=[YR=1993] W6
BAS=[YR=1993] N2 W36 S12 W12 S27 E66 N27 W18 N10$ S10 E6 N10$
S10 E12 N10$ S10 E8 N10$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	1242	WD DECK A	0	100	12	22	264.00	SF	10.00	10.00	100	1995	1995	3	20	528	
3	0751	UOP	0	100	10	20	200.00	SF	10.00	10.00	100	1995	1995	3	20	400	
4	0820	WOOD WALK	0	100	3	80	240.00	SF	11.75	11.75	100	1995	1995	3	40	1,128	
5	0681	POLE SHED	0	100	8	20	160.00	SF	15.00	15.00	100	1998	1998	3	25	600	

LAND DESCRIPTION

TOTAL OB/XF 4,616

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							

REVIEW DATE 08/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 07/30/2025 BY SYS