

S1/2 LOT 1 & N'LY 35FT LOT 2  
IN OR 2014/542  
SUB OF CHARLOTTE STEVENS

WINGATE BARRY L EST  
C/O TINA WINGATE, 85533 WINONA BAYVIEW RD  
YULEE, FL 32097

2025

42-2N-27-4480-0001-0020



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	13	LVT/LAMNT 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	04
NEIGHBORHOOD/LOC	4052.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	2016
UOP	624	25	2022
TOTALS	1,840		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,372	123.6000	105.06	144,142	1997	1997	0	0	65.00	35.00
2 M/H 94+ - 100% - 2017											
Heated Area: 1216											
HX Base Yr 2017											
85533 WINONA BAYVIEW RD, YULEE											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						05/08/2025		MLU			

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			50,450
TOTAL MARKET OB/XF VALUE			2,419
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			127,869
SOH/AGL Deduction			66,725
ASSESSED VALUE			61,144
TOTAL EXEMPTION VALUE	HX HB		36,144
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			127,869
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			115,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971729	MH MOVE-ON	0	04/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2014/0542	11/13/2015	QC	U	I	11	100
GRANTOR: WINGATE BARBARA J						
GRANTEE: WINGATE BARRY L						
0078/0335	1/01/1967	TA	U	I		6,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES															
L N	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	0752	USP	0	100	24	12		288.00	SF	15.00				2,419	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W16 UOP=[YR=2022] N12 W52 S12 E52\$ W60 S16 E76 N16\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RSF	2135.00	300.00	1.00	LT		1.00	1.00	1.25	60,000.00	75,000.00	75,000							