W 200 FT OF E 230 FT OF N
100 FT OF LOT 3
IN OR 2456/1526

SANDBERG BRANDON FAYE
85325 WINONA BAYVIEW RD
YULEE, FL 32097

2025

42-2N-27-4500-0003-0030

BUILDING CHARACTERISTICS

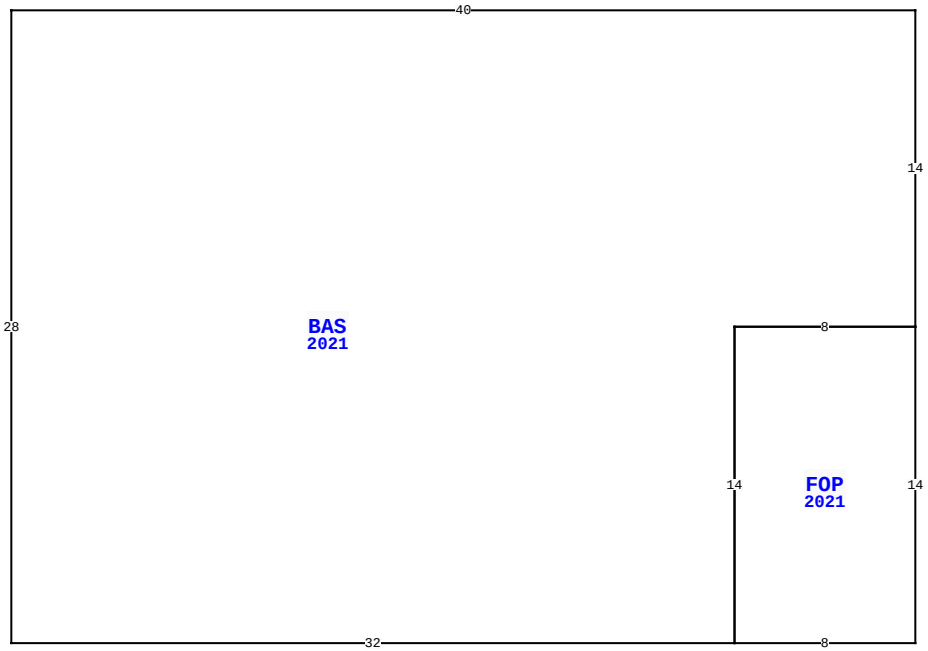
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	1,008	100	2021	1,008	96,407
FOP	112	30	2021	34	3,251
TOTALS	1,120			1,042	99,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,042	116.0000	98.60	102,741	2021	2021	0	0	0	3.00	97.00

2 M/H 94+ – 100% - 2022 Heated Area: 1008 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

85325 WINONA BAYVIEW RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,659
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		159,659
SOH/AGL Deduction		50,114
ASSESSED VALUE		109,545
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		53,823
TOTAL JUST VALUE		159,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006461	CO ISSUED	0	12/29/2021
6795	CHNGE SRVC	250	07/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2456/1526	4/16/2021	WD	Q	I	01	55,000
GRANTOR: CHANEY MALASSIE L ET						
GRANTEE: SANDBERG BRANDON FA						
2451/0692	3/26/2021	FJ	U	I	11	100
GRANTOR: WINGATE JAMES O EST						
GRANTEE: WINGATE DIANE J L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S28 E32 FOP=[YR=2021] E8 N14 W8 S14$ N14 E8 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RM	100.00	200.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/04/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS