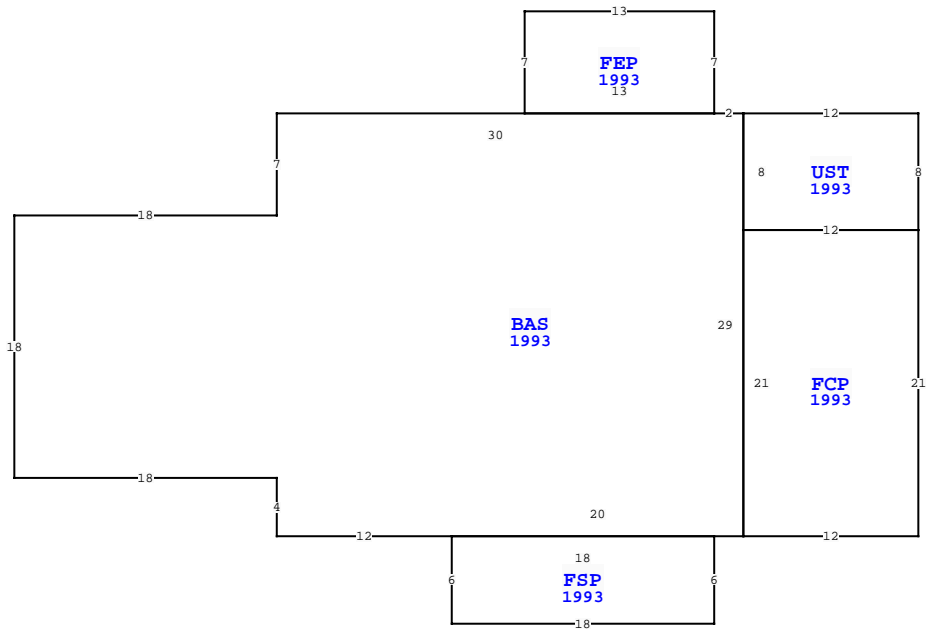


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	06 VINYL ASB 100
Air Condition	01 NONE 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,474	97.9200	97.92	144,334	1962	1962	0	0	22.75	77.25	
1 SINGLE FAM - 0% - 0 Heated Area: 1252 HX Base Yr												



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	1,252	100	1993	1,252	94,705
FCP	252	25	1993	63	4,766
FEP	91	80	1993	73	5,522
FSP	108	40	1993	43	3,253
UST	96	45	1993	43	3,253
TOTALS	1,799			1,474	111,498

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		111,498
TOTAL MARKET OB/XF VALUE		3,764
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		211,262
SOH/AGL Deduction		41,480
ASSESSED VALUE		169,782
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		169,782
TOTAL JUST VALUE		211,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/0921	5/25/2022	LE	U	I	11	100

GRANTOR: JONES WALTER C
GRANTEE: COLSON KATHRYN L

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	0812	CONCRETE C	0	0	0	2,112.00	SF	4.00	4.00	100	1984	1984	3	41	3,464	
2	0681	POLE SHED	0	0	10	100.00	SF	15.00	15.00	100	1992	1992	3	20	300	

85357 WINONA BAYVIEW RD, YULEE										BLD DATE		LGL DATE		05/08/2025	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES												

BUILDING DIMENSIONS												
UST=[YR=1993] W12 BAS=[YR=1993] W2 FEP=[YR=1993] N7 W13 S7 E13\$ W30 S7 W18 S18 E18 S4 E12 FSP=[YR=1993] S6 E18 N6 W18\$ E20 FCP=[YR=1993] E12 N21 W12 S21\$ N29\$ S8 E12 N8\$.												

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	0	0005	RM	184.00	200.00	2.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	96,000								