

PRUETT BOBBY DEAN
85682 WINONA BAYVIEW RD
YULEE, FL 32097

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4													
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												VALUATION BY			STANDARD												
Exterior Wall	05	AVERAGE 100			0820	02	2,327	111.0000	94.35	219,552	1985	1985	0	0	0	70.00	30.00	Tax Group: 4 Tax Dist: BUILDING MARKET VALUE65,866 TOTAL MARKET OB/XF VALUE4,522 TOTAL LAND VALUE - MARKET65,000 TOTAL MARKET VALUE135,388 SOH/AGL Deduction56,167 ASSESSED VALUE79,221 TOTAL EXEMPTION VALUE51,411 BASE TAXABLE VALUE27,810 TOTAL JUST VALUE135,388 NCON VALUE0 INCOME VALUE PREVIOUS YEAR MKT VALUE114,607																										
Roof Structur	03	GABLE/HIP 100			1 M/H 93- 100% - 2021												Heated Area: 2214												HX Base Yr 2021															
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																																										