S'LY 135FT OF LOT 2
IN OR 78 PG 335
(EX OR 2014/542)

WINGATE BARBARA J EST
C/O CONNIE WINGATE, 1207 COX CHAPEL RD
MOUTH OF WILSON, VA 24363

2026

42-2N-27-4480-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

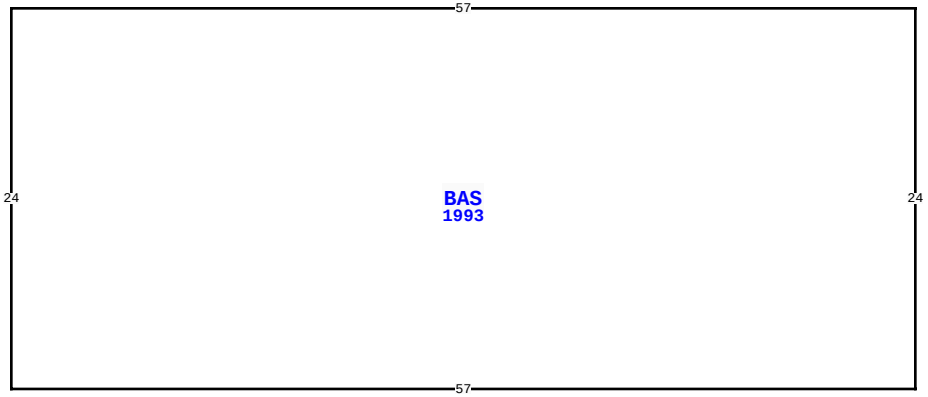
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1993	1,368	33,419
TOTALS	1,368			1,368	33,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,368	95.8000	81.43	111,396	1979	1979	0	0	0	70.00	30.00

1 M/H 93- 0% - 2024 Heated Area: 1368 HX Base Yr



85507 WINONA BAYVIEW RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	33,419
TOTAL MARKET OB/XF VALUE	320
TOTAL LAND VALUE - MARKET	81,250
TOTAL MARKET VALUE	114,989
SOH/AGL Deduction	5,676
ASSESSED VALUE	109,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,313
TOTAL JUST VALUE	114,989
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0078/0335	10/30/1967	WD	U	I	11	100

GRANTOR: DRIVER CLIFFORD HAROL
GRANTEE: WINGATE ROY CECIL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S24 E57 N24$.

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	0751	UOP	0	0	16	10	160.00	SF	10.00	10.00	100	1980	1980	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 320

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	0	0003	RSF-	2135.00	300.00	1.00	LT		1.00	1.00	1.25	65,000.00	81,250.00	81,250							

REVIEW DATE 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 81,250 Market: 0 Agricultural: 0 Common: 81,250 PRINTED 07/09/2026 BY SYS