

EATON LEROY W JR
85263 WINONA BAYVIEW ROAD
YULEE, FL 32097

2026

42-2N-27-4500-0004-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2				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																																																																																																																																																																																																																																																																																																													
Exterior Wall		05	AVERAGE 100							0820	02	1,200	124.0000	105.40	126,480	1985	2000	0	0	0	58.00	42.00	VALUATION BY										STANDARD																																																																																																																																																																																																																																																																																																		
Roof Structur		03	GABLE/HIP 100							1	M/H	93-	100%	-	0	Heated Area: 1200										HX Base Yr																																																																																																																																																																																																																																																																																																									
Roof Cover		12	MODULAR MT 100							24 50 24 50 BAS 1993																																																																																																																																																																																																																																																																																																																									

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