TRACT 49
IN OR 1417/586
R278128 & R278129

**BAZAR WAYNE & SHEILA**
96257 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

**2026**

**43-2N-27-4643-0049-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

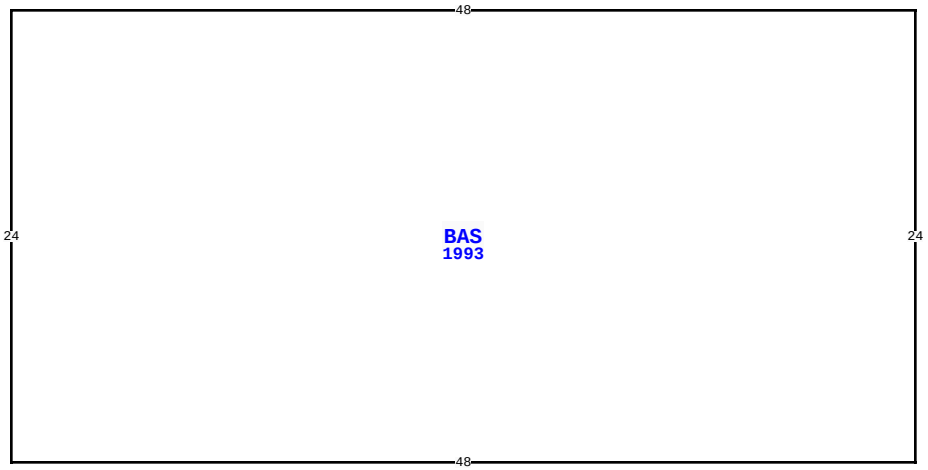
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4048.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,152 | 100 | 1993 | 1,152 | 36,779 |
| TOTALS | 1,152 | | | 1,152 | 36,779 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,152 | 125.2000 | 106.42 | 122,596 | 1983 | 1983 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 0% - 0 Heated Area: 1152 HX Base Yr




85203 LINDA RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/11/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 36,779 |
| TOTAL MARKET OB/XF VALUE | 672 |
| TOTAL LAND VALUE - MARKET | 90,000 |
| TOTAL MARKET VALUE | 127,451 |
| SOH/AGL Deduction | 33,797 |
| ASSESSED VALUE | 93,654 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 93,654 |
| TOTAL JUST VALUE | 127,451 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 120,325 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1417/0586 | 6/05/2006 | WD | Q | I | 05 | 47,900 |
| GRANTOR: WACHOVIA BANK NATIONA | | | | | | |
| GRANTEE: BAZAR WAYNE & SHEIL | | | | | | |
| 1385/0882 | 1/30/2006 | CT | U | I | 14 | 53,600 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: WACHOVIA BANK NATIO | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 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 | 1243 | WD DECK F | 0 | 0 | 12 | 10 | 120.00 | SF | 8.00 | 8.00 | 100 | 2017 | 2017 | 3 | 70 | 672 | |

### LAND DESCRIPTION

TOTAL OB/XF 672

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 90,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS