BLOCK 2 LOT 29
IN OR 2116/1561
LOFTON BLUFF 2 PB 4/92 & 93

VAN WERT JANE ANNE
85128 ANGIE RD
YULEE, FL 32097

2023

43-2N-27-4621-0002-0290

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

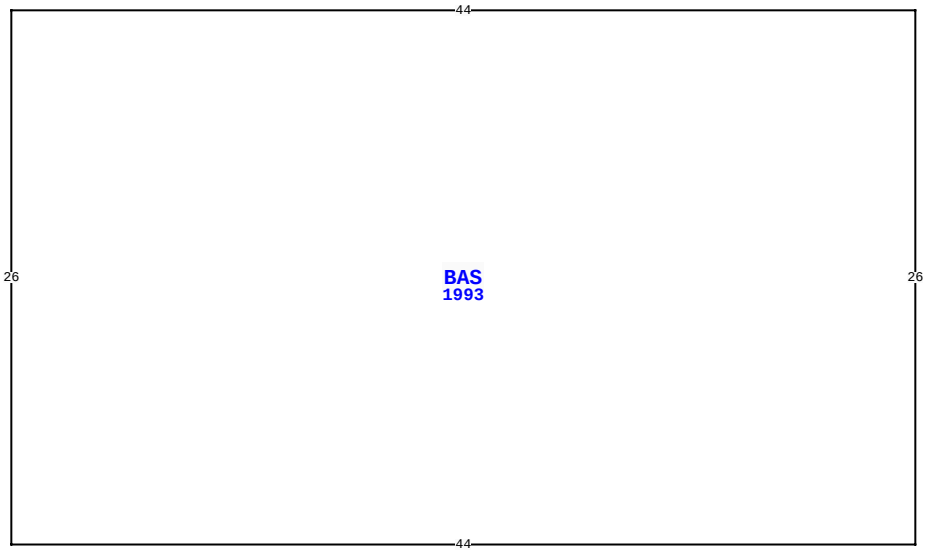
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	38,672
TOTALS	1,144		1,144	38,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,144	130.0200	84.51	96,679	1986	1996	0	0	0	60.00	40.00

1 M/H 93- – 100% - 2020 Heated Area: 1144 HX Base Yr 2020



85128 ANGIE RD, YULEE

BLD DATE	04/13/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,672
TOTAL MARKET OB/XF VALUE		6,501
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		125,173
SOH/AGL Deduction		49,512
ASSESSED VALUE		75,661
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		25,661
TOTAL JUST VALUE		125,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7212	MH MOVE-ON	19,876	04/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2116/1561	4/26/2017	WD	Q	I	01	67,000
GRANTOR: HARDING ROBERT & MARG						
GRANTEE: VAN WERT JANE ANNE						
1603/1195	1/23/2008	QC	U	I	07	20,500
GRANTOR: HARDING MARGARET M						
GRANTEE: HARDING ROBERT & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S26 E44 N26$.

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	0812	CONCRETE C	0	100	0	0	1,136.00	SF	4.00	4.00	100	1988	1988	3	57	2,590	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
5	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128	
6	0752	USP	0	0	8	24	192.00	SF	15.00	15.00	100	2008	2008	3	56	1,613	

LAND DESCRIPTION

TOTAL OB/XF 6,501

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/03/2021 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS