BLOCK 4 LOT 4
IN OR 1086/533
LOFTON BLUFF 2 PB 4/92 & 93

DWINNELL JAMES
85423 ANGIE RD
YULEE, FL 32097

2023

43-2N-27-4621-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

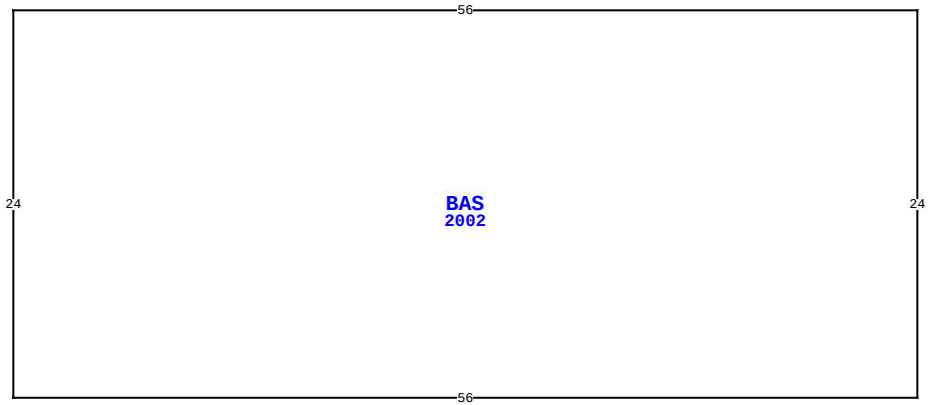
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	57,336
TOTALS	1,344		1,344	57,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	117.2000	82.04	110,262	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2003 Heated Area: 1344 HX Base Yr 2003



85423 ANGIE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		57,336
TOTAL MARKET OB/XF VALUE		2,576
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		139,912
SOH/AGL Deduction		76,105
ASSESSED VALUE		63,807
TOTAL EXEMPTION VALUE	HX HB	38,807
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1086/0533	10/09/2002	WD	Q	I		91,000
GRANTOR: DOUBLE J HOME CENTER						
GRANTEE: DWINNELL JAMES & VI						
1007/1230	9/13/2001	CT	U	V	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SHEFFIELD WILLIAM F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S24 E56 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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2002	2002	3	21	504	
2	0810	CONCRETE A	0	100	16	24	384.00	SF	6.50	6.50	100	2002	2002	3	83	2,072	

LAND DESCRIPTION

TOTAL OB/XF 2,576

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 06/23/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS