

BLOCK 4 LOT 5
LOFTON BLUFF 2 PB 4/92 & 93

POLK JOHN LEE III
85397 ANGIE RD
YULEE, FL 32097

2023

43-2N-27-4621-0004-0050



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																							
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	0800	02	1,204	137.5200	96.26	115,897	1997	2007	0	0	0	38.00	62.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2021													Heated Area: 1192													HX Base Yr 2021												
Roof Cover	03	COMP SHNGL 100	8 5 FOP 1997 28 16 38 28 8 FEP 2004 20 8													BAS													1997												
Interior Wall	05	DRYWALL 100																																							
Interior Floo	12	HARDWOOD 60																																							
Interior Floo	14	CARPET 40																																							
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																																							
Quality			05	Quality Level 05																																					
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	1,056	100	1,056	63,024																																					
FEP	160	85	136	8,116																																					
FOP	40	30	12	716																																					
TOTALS			1,256	1,204	71,856																																				
EXTRA FEATURES			85397 ANGIE RD, YULEE																																						
L N	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																									
2	0351	CARPORT MT	0 100	20	23	460.00	SF	5.60	5.60	100	2003	2003	3	22	567																										
3	0510	GARAGE WD-	0 100	24	24	576.00	SF	19.60	19.60	100	2005	2005	3	44	4,967																										
LAND DESCRIPTION																		TOTAL OB/XF 5,534																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/06/2020 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																									