

BLOCK 4 LOT 12 IN OR 1236/791
ESMT IN OR 459/722
LOFTON BLUFF #2 PB 4/92 & 93

MIXELL CYNTHIA & HOWARD D
85213 ANGIE ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0004-0120



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
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	91,150
TOTALS	1,984		1,984	91,150

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	2004
4	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	1998
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
6	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,984	117.2000	82.04	162,767	2004	2004	0	0	0 44.00	56.00
1 M/H 94+ - 100% - 0											
Heated Area: 1984											
HX Base Yr											
BAS 2004											
85213 ANGIE RD, YULEE											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	2004
4	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	1998
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
6	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00	100	2005

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	2004
4	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	1998
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
6	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00	100	2005

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
91,150											
TOTAL MARKET OB/XF VALUE											
5,873											
TOTAL LAND VALUE - MARKET											
80,000											
TOTAL MARKET VALUE											
177,023											
SOH/AGL Deduction											
86,103											
ASSESSED VALUE											
90,920											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
40,920											
TOTAL JUST VALUE											
177,023											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
129,055											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0408243	H/AC	0	05/01/2004
MH044391	MH MOVE-ON	0	05/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1236/0791	6/08/2004	QC	U	I	01	100	
GRANTOR: MIXELL HOWARD D							
GRANTEE: MIXELL CYNTHIA & HO							
1000/0245	7/30/2001	PR	U	I	01	100	
GRANTOR: MIXELL HOWARD P/R FOR							
GRANTEE: MIXELL HOWARD D							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
---------------------	--	--	--	--	--	--	--	--	--	--	--

BAS=[YR=2004] W64 S31 E64 N31 \$.											
------------------------------------	--	--	--	--	--	--	--	--	--	--	--