BLOCK 4 LOT 16
LOFTON BLUFF 2 PB 4/92 & 93

KIRCHNER DEBORAH I WINGATE & PHILLIP W
85097 ANGIE ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0004-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

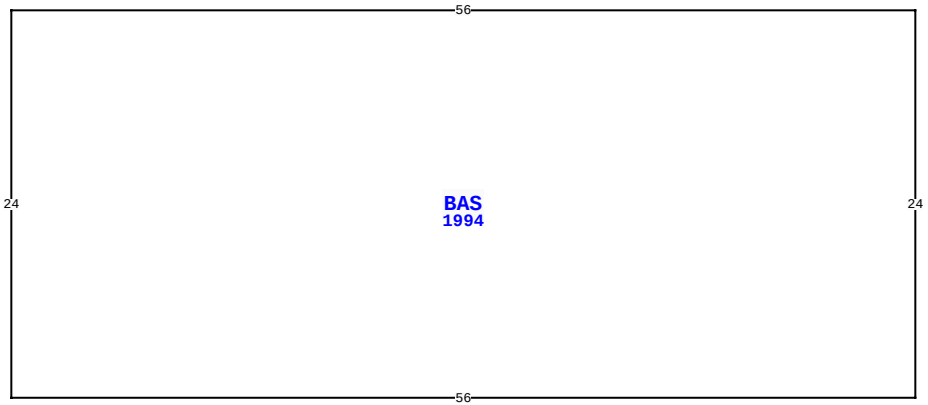
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	25,841
TOTALS	1,344		1,344	25,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	98.6000	64.09	86,137	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



85097 ANGIE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,841
TOTAL MARKET OB/XF VALUE	128
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	105,969
SOH/AGL Deduction	39,115
ASSESSED VALUE	66,854
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,854
TOTAL JUST VALUE	105,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007784	76X32 SCOTBUILT		06/16/2023
230007115	DEMO M/H		06/01/2023
94 734	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1132	5/03/2023	WD	Q	I	01	50,000
GRANTOR: MCLEOD RANDALL & RUTH						
GRANTEE: KIRCHNER DEBORAH I						
1337/1482	8/01/2005	WD	Q	I		30,500
GRANTOR: HODGES JUDY OLIVERAS						
GRANTEE: MCLEOD RANDALL & RU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] 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
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1980	1980	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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	0		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