BLOCK 2 LOT 30
LOFTON BLUFF 2 PB 4/92 & 93

**DUNN RONALD HARRY & FAITH DIANE**
85158 ANGIE ROAD
YULEE, FL 32097

**2024**

**43-2N-27-4621-0002-0300**

## BUILDING CHARACTERISTICS

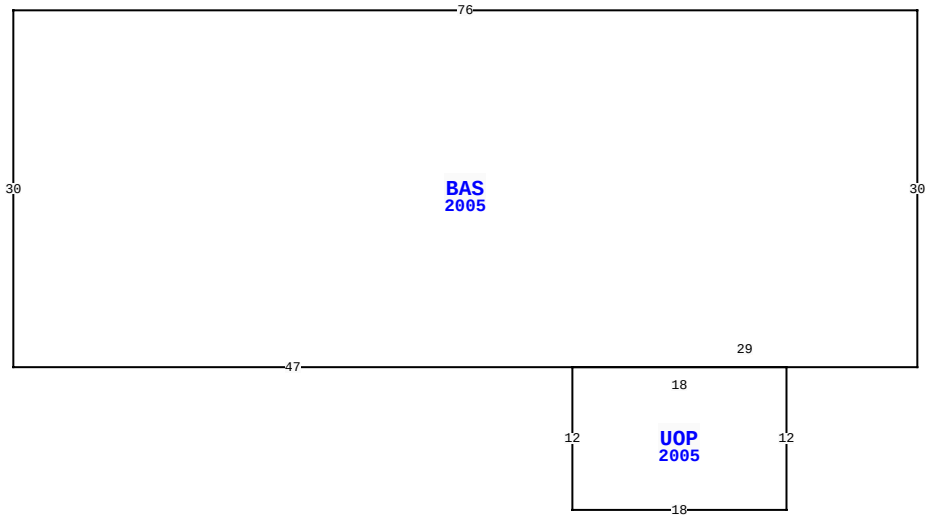
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |
| 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 | 2,280 | 100 | 2,280 | 145,402 |
| UOP | 216 | 25 | 54 | 3,444 |
| TOTALS | 2,496 | | 2,334 | 148,846 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,334 | 151.8400 | 113.88 | 265,796 | 2005 | 2005 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ – 0% - 2024 Heated Area: 2280 HX Base Yr




85158 ANGIE RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 163,141 |
| TOTAL MARKET OB/XF VALUE | 14,935 |
| TOTAL LAND VALUE - MARKET | 80,000 |
| TOTAL MARKET VALUE | 258,076 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 258,076 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 258,076 |
| TOTAL JUST VALUE | 258,076 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 253,894 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R09312 | REPAIR/RRF | 1,200 | 05/01/2006 |
| B17683 | FOUNDATION | 1,500 | 05/01/2006 |
| B17777 | ADDITION | 23,760 | 05/01/2006 |
| P09785 | OTHER | 0 | 08/01/2005 |
| E15348 | ELEC OTHER | 0 | 07/01/2005 |
| M10018 | MECH OTHER | 0 | 07/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2706/452 | 4/09/2024 | WD | Q | I | 01 | 359,000 |
| GRANTOR: MOSES GEORGE L JR & E | | | | | | |
| GRANTEE: DUNN RONALD HARRY & | | | | | | |
| 1322/1440 | 6/06/2005 | QC | U | I | 07 | 100 |
| GRANTOR: BATTS JOHN H & MARGAR | | | | | | |
| GRANTEE: MOSES GEORGE L JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W76 S30 E47 UOP=[YR=2005] S12 E18 N12 W18$ E29 N30$.

## 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 | 1242 | WD DECK A | 0 | 0 | 76 | 10 | 760.00 | SF | 6.70 | 6.70 | 100 | 2005 | 2005 | 3 | 24 | 1,222 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 12 | 60 | 720.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 54.5 | 2,551 | |
| 3 | 0350 | CARPORT WD | 0 | 0 | 20 | 16 | 320.00 | SF | 13.00 | 13.00 | 100 | 2000 | 2000 | 3 | 20 | 832 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 16 | 10 | 160.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 82 | 853 | |
| 5 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,755.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 86 | 9,477 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,935

| 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 11/08/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

BLOCK 2 LOT 30
LOFTON BLUFF 2 PB 4/92 & 93

**DUNN RONALD HARRY & FAITH DIANE**
85158 ANGIE ROAD
YULEE, FL 32097

**2024**

**43-2N-27-4621-0002-0300**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

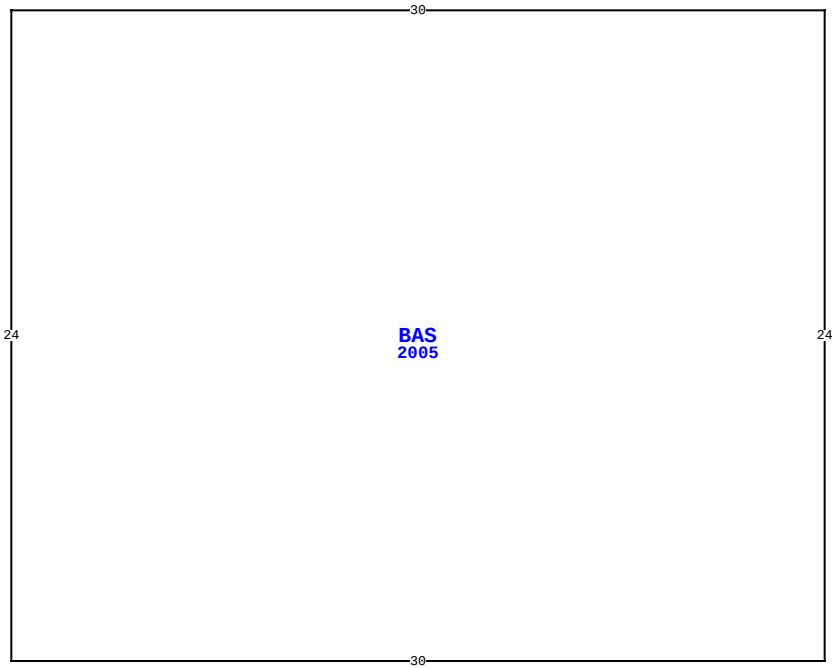
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4048.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 720 | 100 | 720 | 14,295 |
| TOTALS | 720 | | 720 | 14,295 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 720 | 76.6500 | 26.83 | 19,318 | 2005 | 2005 | 0 | 0 | 0 | 26.00 | 74.00 |

2 GARAGE RES – 0% - 2024 Heated Area: 720 HX Base Yr




85158 ANGIE RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

### VALUATION SUMMARY

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|---|---|
| VALUATION BY | STANDARD |
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| TOTAL MARKET OB/XF VALUE | 14,935 |
| TOTAL LAND VALUE - MARKET | 80,000 |
| TOTAL MARKET VALUE | 258,076 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 258,076 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 258,076 |
| TOTAL JUST VALUE | 258,076 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 253,894 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B15536 | FOUNDATION | 1,950 | 07/01/2005 |
| MHU4643 | MH MOVE-ON | 0 | 01/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2706/452 | 4/09/2024 | WD | Q | I | 01 | 359,000 |
| GRANTOR: MOSES GEORGE L JR & E | | | | | | |
| GRANTEE: DUNN RONALD HARRY & | | | | | | |
| 1322/1440 | 6/06/2005 | QC | U | I | 07 | 100 |
| GRANTOR: BATTS JOHN H & MARGAR | | | | | | |
| GRANTEE: MOSES GEORGE L JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W30 S24 E30 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 11/08/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS