

FOREHAND KEVIN M
85276 ANGIE RD
YULEE, FL 32097

2024

43-2K-27-4021-0002-0340

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							0820	02	1,332	116.4000	81.48	108,531	1982	1982	0	0	0	70.00	30.00	VALUATION BY																			
Roof Structur		03	GABLE/HIP 100							1 M/H 93- - 100% - 2021													Heated Area: 1290 HX Base Yr 2021																			
Roof Cover		03	COMP SHNGL 100							BAS 1993 FOP 1993													BUILDING MARKET VALUE										32,559									
Interior Wall		04	PLYWOOD 100																				TOTAL MARKET OB/XF VALUE										7,180									
Interior Floo		14	CARPET 60																				TOTAL LAND VALUE - MARKET										80,000									
Interior Floo		08	SHT VINYL 40																				TOTAL MARKET VALUE										119,739									
Air Condition		03	CENTRAL 100																				SOH/AGL Deduction										32,594									
Heating Type		04	AIR DUCTED 100																				ASSESSED VALUE										87,145									
Bedrooms			3 100																				TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			2 100																				BASE TAXABLE VALUE										37,145									
Frame		02	WOOD FRAME 100																				TOTAL JUST VALUE										119,739									
Stories Units		1.	1. 100 0 100																				NCON VALUE										0									
										INCOME VALUE																																
										PREVIOUS YEAR MKT VALUE										117,650																						
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	1,290	100	1,290	31,533																																						
FOP	141	30	42	1,027																																						
TOTALS		1,431		1,332	32,559																																					
EXTRA FEATURES					85276 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																											
1	0811	CONCRETE B	0 100	43 16	688.00	SF	5.20	5.20	100	1985	1985	3	47	1,681																												
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803																												
3	0940	SHEDS/PORT	0 100	24 16	384.00	SF	30.00	30.00	100	1990	1990	3	20	2,304																												
4	0810	CONCRETE A	0 100	30 12	360.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,392																												
LAND DESCRIPTION TOTAL OB/XF 7,180																																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	05/12/2019	BY	KBA	Total Acres: 0.00	Total Land Value: 80,000	Market: 0	Agricultural: 0	Common: 80,000	PRINTED 08/06/2024 BY SYS																																	