

DWINNELL JAMES
85423 ANGIE RD
YULEE, FL 32097

43-2N-27-4621-0004-0040

BUILDING CHARACTERISTICS

ELEMENTCD

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 Units

1.

1. 100
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

59,069

TOTALS

1,344

1,344

59,069

EXTRA FEATURES

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

0940

SHEDS/PORT

0 100

10

8

80.00 SF

30.00

30.00

100

2002

2002

3

20

480

2

0810

CONCRETE A

0 100

16

24

384.00 SF

6.50

6.50

100

2002

2002

3

82

2,047

LAND DESCRIPTION

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

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PNTS

REPL. COST NEWAYB

EYECONFNCT

NORM% COND

0800021,344117.200087.90118,138200220020050.0050.00

1 M/H 94+ - 100% - 2003Heated Area: 1344HX Base Yr 2003

24

-56

BAS2002

24

-56

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE59,069

TOTAL MARKET OB/XF VALUE2,527

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE141,596

SOH/AGL Deduction75,875

ASSESSED VALUE65,721

TOTAL EXEMPTION VALUEHX HB40,721

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE141,596

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE139,912

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ / I / V / I / RSN CD

SALE PRICE

1086/053310/09/2002WD Q I100

GRANTOR: DOUBLE J HOME CENTER

GRANTEE: DWINNELL JAMES & VI

1007/12309/13/2001CT U V 14100

GRANTOR: CLERK OF COURT

GRANTEE: SHEFFIELD WILLIAM F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S24 E56 N24\$.