BLOCK 4 LOT 7
IN OR 549 PG 1073
LOFTON BLUFF #2 PB 4/92 & 93

LUKE PEGGY SUE
85359 ANGIE ROAD
YULEE, FL 32097

2024

43-2N-27-4621-0004-0070

BUILDING CHARACTERISTICS

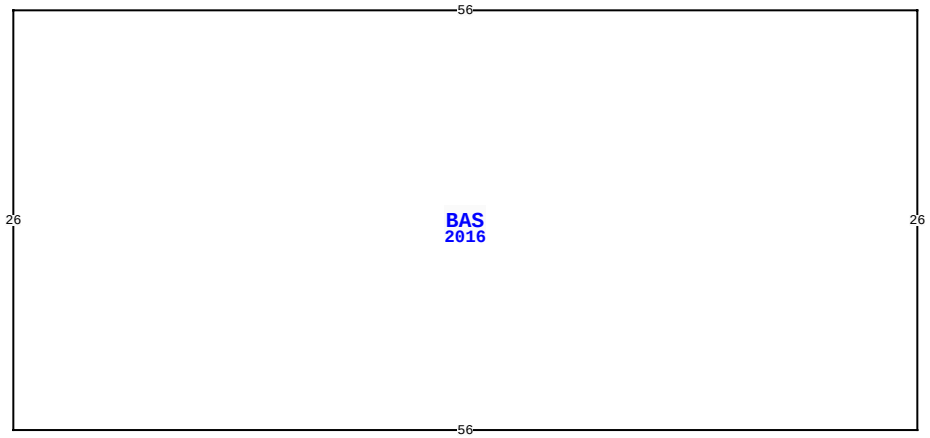
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,456	100	1,456	130,542
TOTALS	1,456		1,456	130,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	140.6400	105.48	153,579	2016	2016	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 0 Heated Area: 1456 HX Base Yr



85359 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	130,542
TOTAL MARKET OB/XF VALUE	6,843
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	217,385
SOH/AGL Deduction	27,482
ASSESSED VALUE	189,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,903
TOTAL JUST VALUE	217,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165777	CO ISSUED	0	10/11/2016
MH165777	MH MOVE-ON	0	09/07/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0549/1073	8/10/1988	WD	U	V	10	100
GRANTOR: SHEFFIELD ET AL						
GRANTEE: LUKE PEGGY S						
0447/0408	3/05/1985	AD	Q	V		6,669
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S26 E56 N26$.

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	0753	UEP	0	0	12	32	384.00	SF	22.00	22.00	100	2016	2016	3	81	6,843	

LAND DESCRIPTION

TOTAL OB/XF 6,843

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 02/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS