

DWINNELL JAMES
85423 ANGIE RD
YULEE, FL 32097

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1					
CONSTRUCTION										VALUATION SUMMARY										4															
Exterior Wall		05	AVERAGE 100		0800		02	1,344		117.2000		99.62		133,889		2002		2002		0		0		52.00		48.00		VALUATION BY				STANDARD			
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2003										Heated Area: 1344						HX Base Yr		2003		Tax Group: 4				Tax Dist:						
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE				64,267						
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE				2,477						
Interior Floo		14	CARPET 80																						TOTAL LAND VALUE - MARKET				85,000						
Interior Floo		08	SHT VINYL 20																						TOTAL MARKET VALUE				151,744						
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction				84,117						
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE				67,627						
Bedrooms			3 100																						TOTAL EXEMPTION VALUE				HX HB 42,627						
Bathrooms			2 100																						BASE TAXABLE VALUE				25,000						
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE				151,744						
Stories		1.	1. 100																						NCON VALUE				0						
Units			0 100																						INCOME VALUE										
																									PREVIOUS YEAR MKT VALUE				141,596						
Quality		03	Quality Level 03																																
DOR CODE		0200	MOBILE HOME																																
MAP NUM			MKT AREA																																
NEIGHBORHOOD/LOC		4048.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,344	100	2002	1,344	64,267																														
TOTALS		1,344																																	
EXTRA FEATURES						85423 ANGIE RD, YULEE										BLD DATE				LGL DATE		05/09/2025		MLU											
																XF DATE				LAND DATE															
																INC DATE				AG DATE															
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	80	1,997														