BLOCK 4 LOT 12 IN OR 1236/791
ESMT IN OR 459/722
LOFTON BLUFF #2 PB 4/92 & 93

MIXELL CYNTHIA
85213 ANGIE ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0004-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

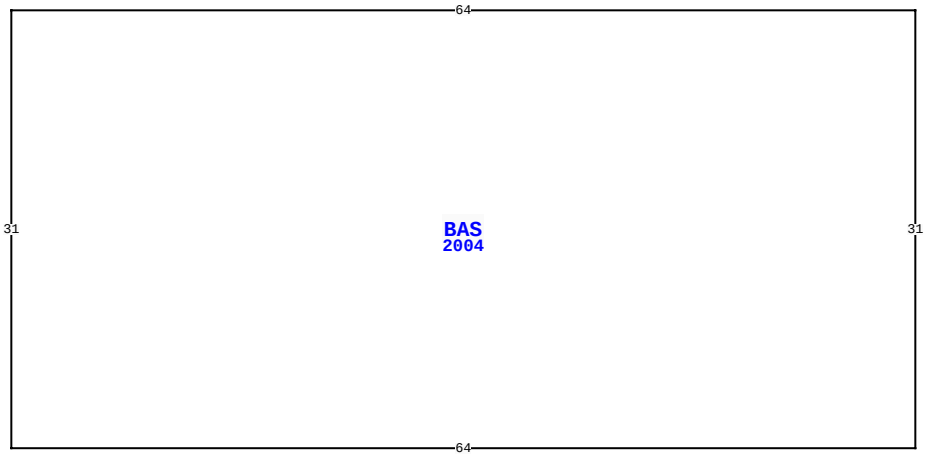
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2004	1,984	102,776
TOTALS	1,984			1,984	102,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	117.2000	99.62	197,646	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 0 Heated Area: 1984 HX Base Yr 2001



85213 ANGIE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		102,776
TOTAL MARKET OB/XF VALUE		5,579
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		193,355
SOH/AGL Deduction		96,991
ASSESSED VALUE		96,364
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		40,642
TOTAL JUST VALUE		193,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0408243	H/AC	0	05/01/2004
MH044391	MH MOVE-ON	0	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1236/0791	6/08/2004	QC	Q	I	01	100
GRANTOR: MIXELL HOWARD D						
GRANTEE: MIXELL CYNTHIA & HO						
1000/0245	7/30/2001	PR	Q	I	01	100
GRANTOR: MIXELL HOWARD P/R FOR						
GRANTEE: MIXELL HOWARD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W64 S31 E64 N31 $.

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	100	12	12	144.00	SF	10.00	10.00	100	2004	2004	3	21	302	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
4	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2005	2005	3	22	792	

LAND DESCRIPTION

TOTAL OB/XF 5,579

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	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS