BLOCK 4 LOT 11
ESMT IN OR 458/763
LOFTON BLUFF #2 PB 4/92 & 93

HUTSELL DAVID CHRISTOPHER/HUTSELL GLADYS
85237 ANGIE RD
YULEE, FL 32097

2023

43-2N-27-4621-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

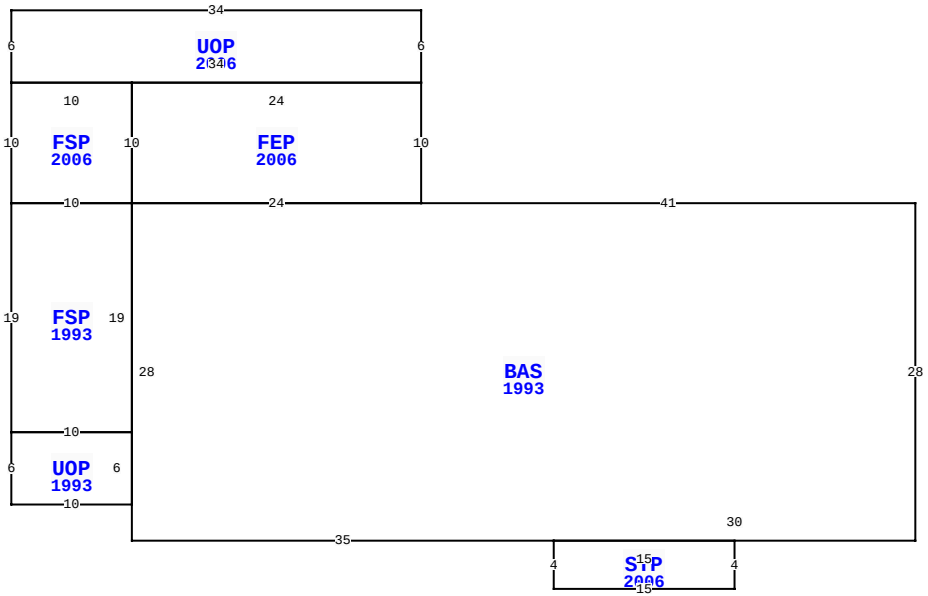
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	125,326
FEP	240	80	192	13,222
FSP	190	40	76	5,234
FSP	100	40	40	2,754
STP	60	10	6	413
UOP	60	20	12	826
UOP	204	20	41	2,824
TOTALS	2,674		2,187	150,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,187	102.4100	92.43	202,144	1986	1986	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1820 HX Base Yr 2021



85237 ANGIE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,644
TOTAL MARKET OB/XF VALUE		9,021
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		283,665
SOH/AGL Deduction		92,869
ASSESSED VALUE		190,796
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,796
TOTAL JUST VALUE		283,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2395/0537	9/18/2020	WD	Q	I	01	200,000
GRANTOR: COOK JOHNATHON H III						
GRANTEE: HUTSELL DAVID CHRIS						
1785/0983	3/21/2012	WD	Q	I	02	143,500
GRANTOR: FANNIE MAE						
GRANTEE: COOK JOHNATHON H II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FEP=[YR=2006] N10 UOP=[YR=2006] N6 W34 S6 FSP=[YR=2006] S10 FSP=[YR=1993] S19 UOP=[YR=1993] S6 E10 N6 W10$ E10 N19 W10$ E10 N10 W10$ E34$ W24 S10 E24$ W24 S28 E35 STP=[YR=2006] S4 E15 N4 W15$ E30 N28 $.

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
2	0820	WOOD WALK	0	100	3	14	42.00	SF	11.75	11.75	100	1986	1986	3	40	197	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
8	0940	SHEDS/PORT	0	100	14	14	196.00	SF	20.10	20.10	100	1993	1993	3	20	788	
9	0940	SHEDS/PORT	0	100	11	18	198.00	SF	20.10	20.10	100	1994	1994	3	20	796	
10	0681	POLE SHED	0	100	8	10	80.00	SF	15.00	15.00	100	1986	1986	3	20	240	
11	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1986	1986	3	20	720	
12	0751	UOP	0	100	8	10	80.00	SF	10.00	10.00	100	1986	1986	3	20	160	
13	0810	CONCRETE A	0	100	0	0	155.00	SF	6.50	6.50	100	1994	1994	3	70	705	
14	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1997	1997	3	20	720	
15	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	100	1997	1997	3	20	1,296	

TOTAL OB/XF 7,792

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	000100	C	SFR	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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ESMT IN OR 458/763
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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

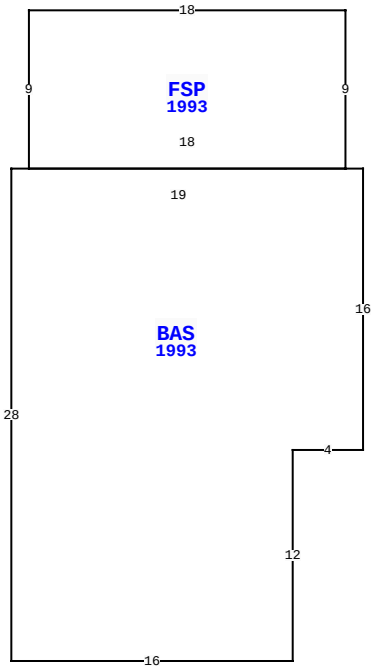
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100	512	39,085
FSP	162	40	65	4,962
TOTALS	674		577	44,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	577	101.0000	91.15	52,594	1986	1986	0	0	0	16.25	83.75

2 SINGLE FAM – 0% - 2021 Heated Area: 512 HX Base Yr 2021



85237 ANGIE RD, YULEE

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GRANTEE: HUTSELL DAVID CHRIS						
1785/0983	3/21/2012	WD	Q	I	02	143,500
GRANTOR: FANNIE MAE						
GRANTEE: COOK JOHNATHON H II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FSP=[YR=1993] N9 W18 S9 E18$ W19 S28 E16 N12 E4 N16$.

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
16	0825	BRICK	0	100	0	0	108.00	SF	12.50	12.50	100	1995	1995	3	91	1,229	

LAND DESCRIPTION

TOTAL OB/XF 1,229

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

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS