



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	25	MOD METAL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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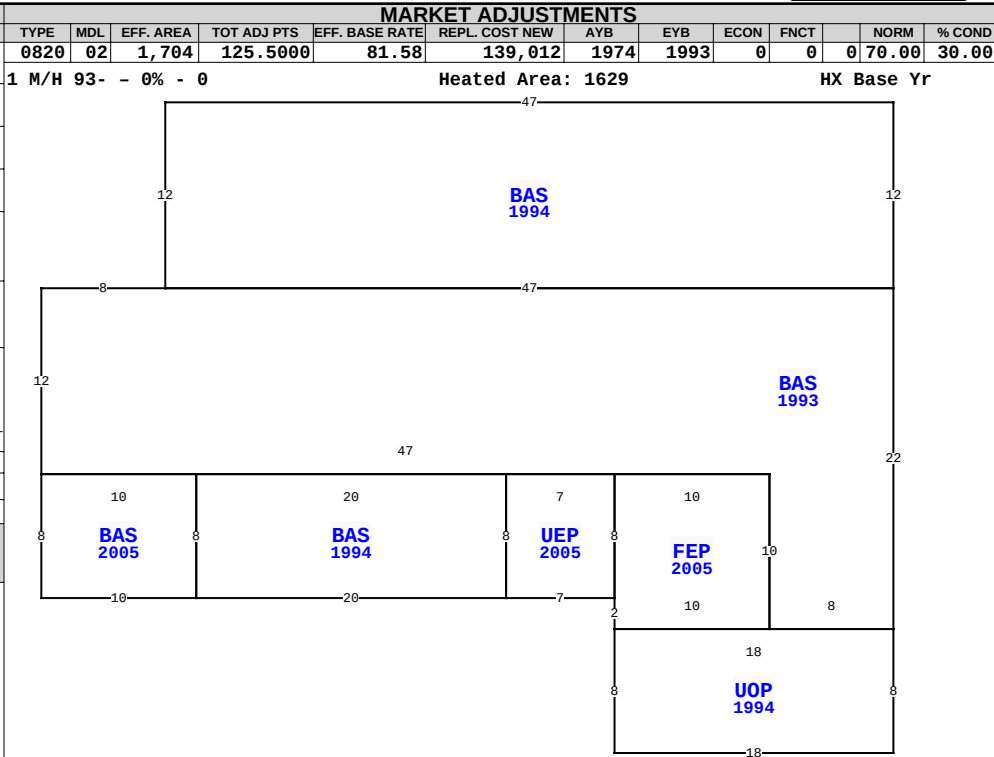
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	740	100	740	18,111
BAS	160	100	160	3,916
BAS	564	100	564	13,803
BAS	80	100	80	1,958
FEP	100	85	85	2,080
UEP	56	70	39	955
UOP	144	25	36	881

TOTALS	1,844		1,704	41,704
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
6	0350	CARPORT WD	0	0	20	20	400.00	SF	9.75	9.75	
8	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	
10	0811	CONCRETE B	0	0	0	0	656.00	SF	5.20	5.20	
11	0351	CARPORT MT	0	0	20	12	240.00	SF	3.50	3.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE	10/19/2020	BY	NW
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85187 ANGIE RD, YULEE	BLD DATE 11/10/2014	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF											
3,340											

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3,340											

Total Acres: 0.00	Total Land Value: 80,000	Market: 0	Agricultural: 0	Common: 80,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	176,410		
TOTAL MARKET OB/XF VALUE	3,340		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	259,750		
SOH/AGL Deduction	34,129		
ASSESSED VALUE	225,621		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	225,621		
TOTAL JUST VALUE	259,750		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	207,569		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005427	REROOF	6,900	07/09/2020
8418	TEMP POLE	0	09/08/1992
8920	MH MOVE-ON	28,000	06/02/1992
5708	GARAGE	9,792	05/08/1989
4605	ADDITION	4,488	01/19/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2379/0976	7/27/2020	WD	Q	I	02	200,000	
GRANTOR: KITLER PATRICIA L							
GRANTEE: NESBITT DANIEL & DE							
2278/0582	5/28/2019	FJ	U	I	11	0	
GRANTOR: WILLIS PATRICIA HURDL							
GRANTEE: KITLER PATRICIA L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W47 S12 BAS=[YR=1993] W8 S12 BAS=[YR=2005] S8 E10 BAS=[YR=1994] E20 UEP=[YR=2005] E7 FEP=[YR=2005] S2 UOP=[YR=1994] S8 E18 N8 W18 \$ E10 N10 W10 S8 \$ N8 W7 S8 \$ N8 W20 S8 \$ N8 W10 \$ E47 S10 E8 N22 W47 \$ E47 N12 \$.											

NESBITT DANIEL & DEBORAH/
85187 ANGIE RD
YULEE, FL 32097

2023

43-ZN-Z7-4021-0004-0130

[illegible]

NESBITT DANIEL & DEBORAH/
85187 ANGIE RD
YULEE, FL 32097

2023

43-2N-27-4621-0004-0130

[illegible]

NESBITT DANIEL & DEBORAH/
85187 ANGIE RD
YULEE, FL 32097

2023

43-ZK-Z7-4021-0004-0130

[illegible]