BLOCK 4 LOT 18
LOFTON BLUFF #2 PB 4/92 & 93

SEBELIST DENNIS L & SUSAN L
85041 ANGIE RD
YULEE, FL 32097

2023

43-2N-27-4621-0004-0180

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		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

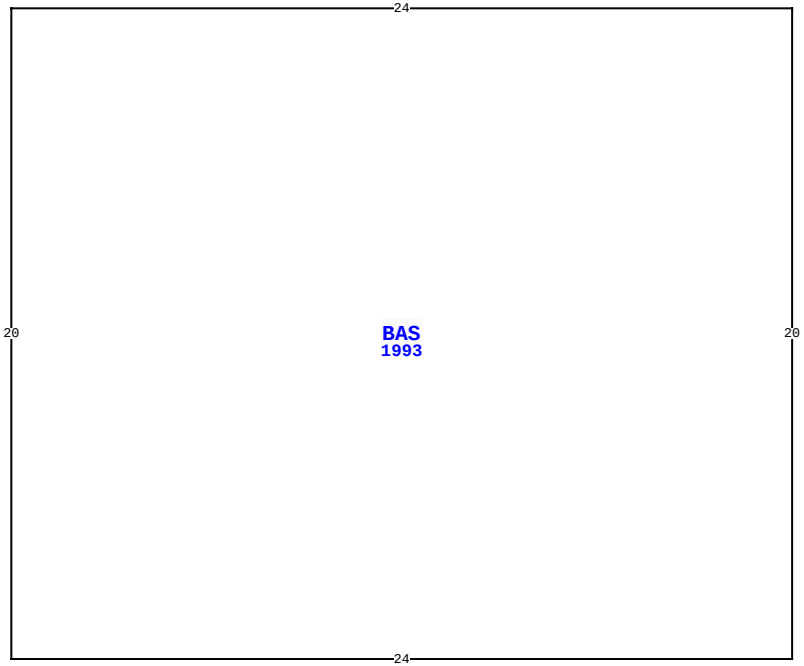
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	4,620
TOTALS	480		480	4,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	55.0000	19.25	9,240	1983	1983	0	0	0	50.00	50.00

1 GARAGE RES – 100% - 2011 Heated Area: 480 HX Base Yr 2011



85041 ANGIE RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,678
TOTAL MARKET OB/XF VALUE		10,482
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		173,160
SOH/AGL Deduction		79,659
ASSESSED VALUE		93,501
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,501
TOTAL JUST VALUE		173,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24746	XFOB	4,492	05/01/2011
C5280	CO ISSUED	0	06/17/2010
C14308	OTHER	0	06/01/2010
B23695	ADDITION	1,499	06/01/2010
E22687	ELEC OTHER	0	06/01/2010
M15381	H/AC	0	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/0301	11/15/2022	QC	U	I	11	100
GRANTOR: SEBELIST DENNIS L & S						
GRANTEE: SEBELIST DENNIS L &						
1750/1422	8/06/2011	WD	U	I	30	100
GRANTOR: SEBELIST DENNIS L & S						
GRANTEE: SEBELIST DENNIS L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S20 E24 N20 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	23.45	23.45	100	1986	1986	3	20	1,876	
6	1123	CB 8"	0	100	3	70	210.00	SF	6.15	6.15	100	1998	1998	3	77	994	
7	1123	CB 8"	0	100	3	70	210.00	SF	6.15	6.15	100	1998	1998	3	77	994	
8	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2010	2010	3	50	480	
9	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2010	2010	3	50	400	
11	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	2011	2011	3	68	2,448	

LAND DESCRIPTION

TOTAL OB/XF 10,482

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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 06/23/2017 BY SB 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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NASSAU COUNTY PROPERTY

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

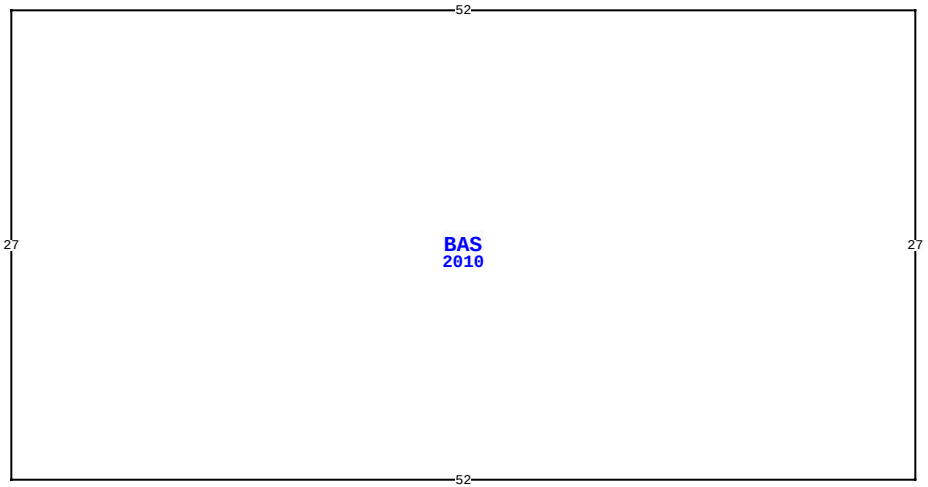
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	78,058
TOTALS	1,404		1,404	78,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	116.8000	81.76	114,791	2010	2010	0	0	0	32.00	68.00

2 M/H 94+ – 100% - 2011 Heated Area: 1404 HX Base Yr 2011



85041 ANGIE RD, YULEE

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BASE TAXABLE VALUE		43,501
TOTAL JUST VALUE		173,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P14308	OTHER	0	06/01/2010
B23586	DEMOLITION	2,000	05/01/2010

SALES DATA

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GRANTOR: SEBELIST DENNIS L & S						
GRANTEE: SEBELIST DENNIS L &						
1750/1422	8/06/2011	WD	U	I	30	100
GRANTOR: SEBELIST DENNIS L & S						
GRANTEE: SEBELIST DENNIS L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W52 S27 E52 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/23/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS