

BLOCK 4 LOT 17
IN OR 2002/1325
LOFTON BLUFF 2 PB 4/92 & 93

BAGLEY DONALD J & WENDY
85069 ANGIE RD
YULEE, FL 32097

2024

43-2N-27-4621-0004-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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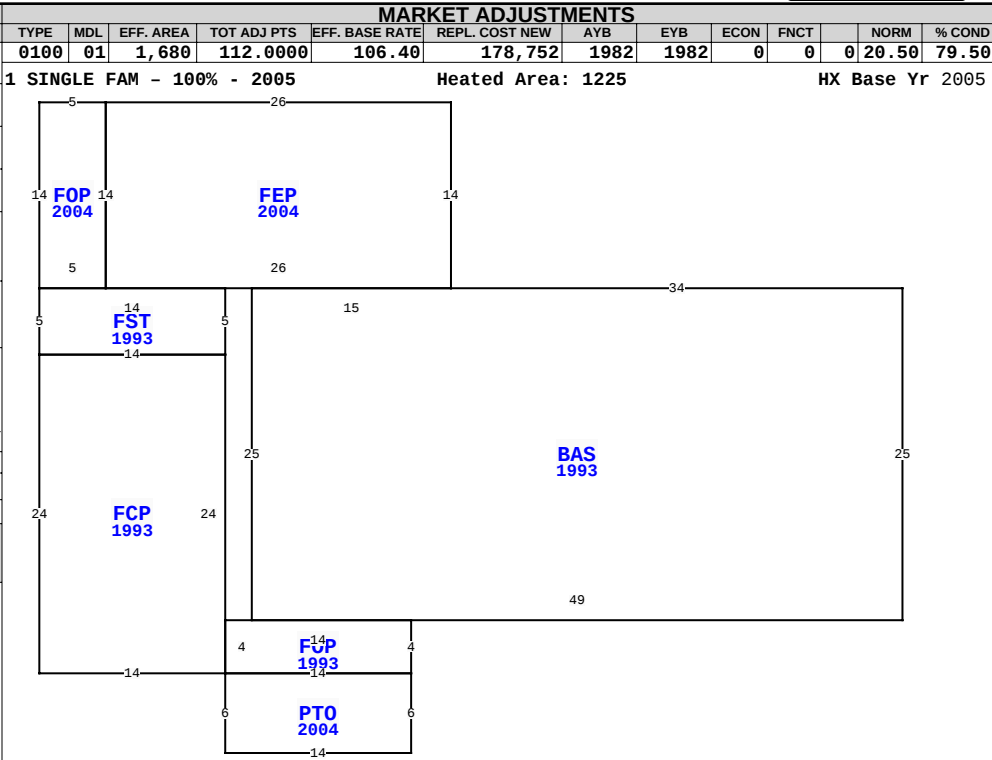
NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100	1,225	103,620
FCP	336	25	84	7,106
FEP	364	80	291	24,615
FOP	56	30	17	1,438
FOP	70	30	21	1,776
FST	70	55	38	3,214
PTO	84	5	4	339

TOTALS	2,205		1,680	142,108
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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
1	1242	WD DECK A	0 100	0	0	364.00	SF	10.00	10.00	100	1999	1999
2	0510	GARAGE WD-	0 100	24	15	360.00	SF	24.85	24.85	100	1999	1999
3	0681	POLE SHED	0 100	10	8	80.00	SF	15.00	15.00	100	1999	1999

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00



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

85069 ANGIE RD, YULEE

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
10.00	100	1999	1999	3	20	728	
24.85	100	1999	1999	3	27	2,415	
15.00	100	1999	1999	3	27	324	

TOTAL OB/XF												
3,467												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					142,108				
TOTAL MARKET OB/XF VALUE					3,467				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					225,575				
SOH/AGL Deduction					103,154				
ASSESSED VALUE					122,421				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					72,421				
TOTAL JUST VALUE					225,575				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					219,420				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2002/1325	8/31/2015	WD	U	I	16	36,300	
GRANTOR: BAGLEY DONALD & WENDY							
GRANTEE: BAGLEY DONALD J & W							
1271/0313	11/03/2004	WD	Q	I		136,000	
GRANTOR: MASSEY BRIAN E & HEAT							
GRANTEE: BAGLEY DONALD & WEN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W34 FEP=[YR=2004] N14 W26 FOP=[YR=2004] W5 S14 FST=[YR=1993] S5 FCP=[YR=1993] S24 E14 PTO=[YR=2004] S6 E14 N6 FOP=[YR=1993] N4 W14 S4 E14 \$ W14 \$ N24 W14 \$ E14 N5 W14 \$ E5 N14 \$ S14 E26 \$ W15 S25 E49 N25 \$.									