LOT 18
NASSAU STATION OR 2425/1321

ANGSTMAN ANDREW J & LORNA F
75098 NASSAU STATION WAY
YULEE, FL 32097

2025

08-2N-27-0215-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

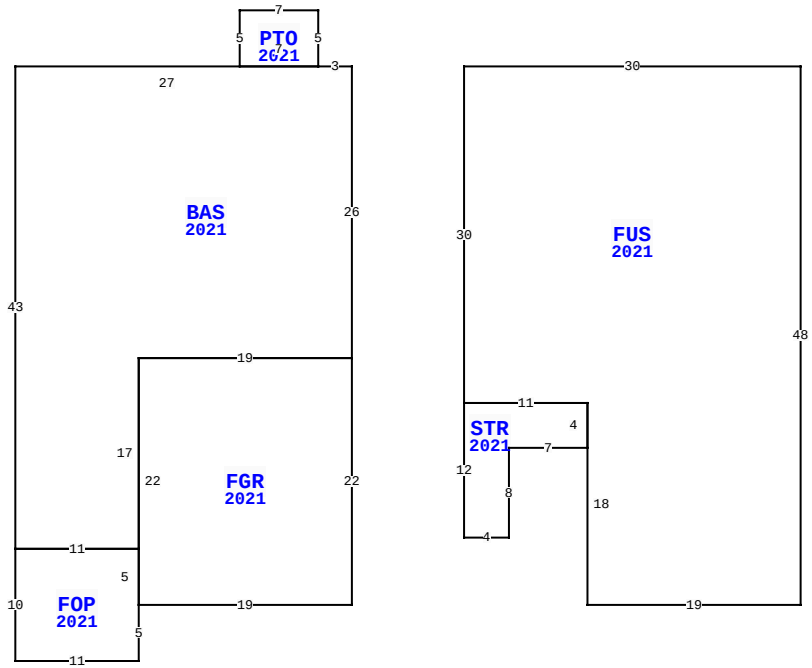
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4093.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	967	100	2021	967	108,542
FGR	418	55	2021	230	25,816
FOP	110	30	2021	33	3,705
FUS	1,242	100	2021	1,242	139,410
PTO	35	5	2021	2	225
STR	76	10	2021	8	898
TOTALS	2,848			2,482	278,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,482	113.3760	113.38	281,409	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2209 HX Base Yr 2022



BLD DATE	03/29/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

75098 NASSAU STATION WAY, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,595
TOTAL MARKET OB/XF VALUE		3,259
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		331,854
SOH/AGL Deduction		42,997
ASSESSED VALUE		288,857
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		238,135
TOTAL JUST VALUE		331,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003318	CO ISSUED	0	12/30/2021
21005333	NEW CONSTR	313,519	04/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/0567	12/31/2021	SW	Q	I	01	356,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ANGSTMAN ANDREW J &						
2448/1201	4/01/2021	WD	Q	V	05	1,560,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W3 PTO=[YR=2021] N5 W7 S5 E7 $ W27 S43 FOP=[YR=2021] S10 E11 N5 FGR=[YR=2021] E19 N22 W19 S22$ N5 W11$ E11 N17 E19 N26$ PTR=E10 FUS=[YR=2021] S30 STR=[YR=2021] S12 E4 N8 E7 N4 W11$ E11 S18 E19 N48 W30 $ W10$.

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	0811	CONCRETE B	0	100	0	0	633.00	SF	5.20	5.20	100	2021	2021	3	99	3,259	

LAND DESCRIPTION

TOTAL OB/XF 3,259

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/04/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS