BLOCK 2 LOT 30
LOFTON BLUFF 2 PB 4/92 & 93

DUNN RONALD HARRY & FAITH DIANE
85158 ANGIE ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0002-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

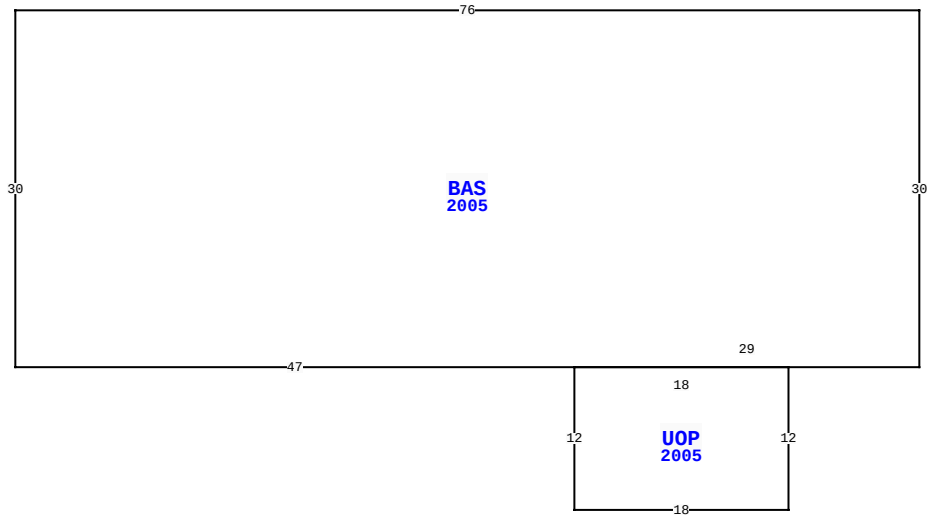
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2005	2,280	188,645
UOP	216	25	2005	54	4,468
TOTALS	2,496			2,334	193,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,334	152.1000	129.28	301,740	2005	2010	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 2025 Heated Area: 2280 HX Base Yr



85158 ANGIE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	209,288
TOTAL MARKET OB/XF VALUE	14,475
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	308,763
SOH/AGL Deduction	0
ASSESSED VALUE	308,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,763
TOTAL JUST VALUE	308,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,076

RP: 12245206 & 12245207 __ 2006 SKYO (2006)
DW/MH/ID G2620209U(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09312	REPAIR/RRF	1,200	05/01/2006
B17683	FOUNDATION	1,500	05/01/2006
B17777	ADDITION	23,760	05/01/2006
P09785	OTHER	0	08/01/2005
E15348	ELEC OTHER	0	07/01/2005
M10018	MECH OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2706/452	4/09/2024	WD	Q	I	01	359,000
GRANTOR: MOSES GEORGE L JR & E						
GRANTEE: DUNN RONALD HARRY &						
1322/1440	6/06/2005	QC	U	I	07	100
GRANTOR: BATTS JOHN H & MARGAR						
GRANTEE: MOSES GEORGE L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S30 E47 UOP=[YR=2005] S12 E18 N12 W18$ E29 N30$.

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	1242	WD DECK A	0	0	76	10	760.00	SF	6.70	6.70	100	2005	2005	3	22	1,120	
2	0810	CONCRETE A	0	0	12	60	720.00	SF	6.50	6.50	100	1988	1988	3	52	2,434	
3	0350	CARPORT WD	0	0	20	16	320.00	SF	13.00	13.00	100	2000	2000	3	20	832	
4	0810	CONCRETE A	0	0	16	10	160.00	SF	6.50	6.50	100	2002	2002	3	80	832	
5	0812	CONCRETE C	0	0	0	0	2,755.00	SF	4.00	4.00	100	2005	2005	3	84	9,257	

LAND DESCRIPTION

TOTAL OB/XF 14,475

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	000100	C	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/09/2025 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

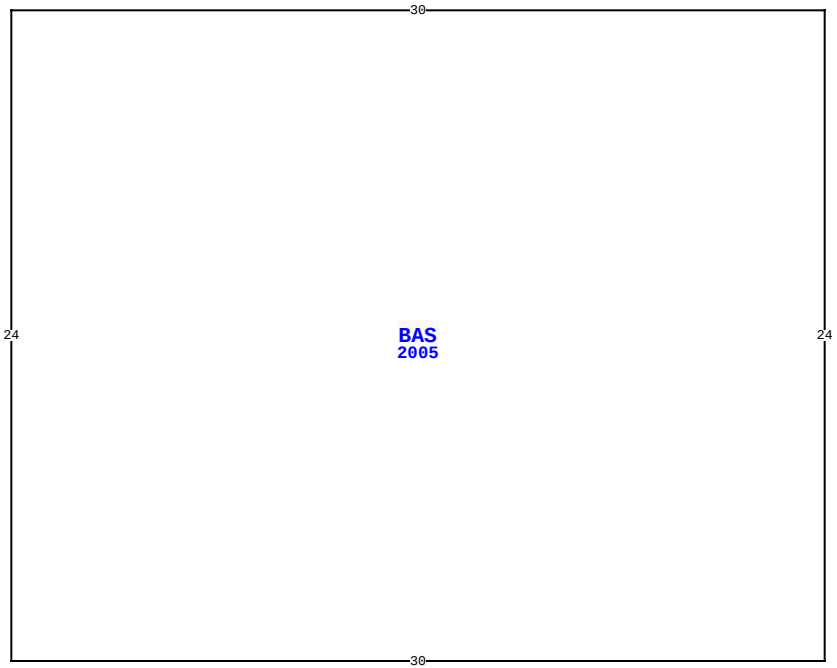
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2005	720	16,174
TOTALS	720			720	16,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	84.3150	31.20	22,464	2005	2005	0	0	0	28.00	72.00

2 GARAGE RES – 0% - 2025 Heated Area: 720 HX Base Yr



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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,763
TOTAL JUST VALUE	308,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15536	FOUNDATION	1,950	07/01/2005
MHU4643	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/452	4/09/2024	WD	Q	I	01	359,000
GRANTOR: MOSES GEORGE L JR & E						
GRANTEE: DUNN RONALD HARRY &						
1322/1440	6/06/2005	QC	U	I	07	100
GRANTOR: BATTS JOHN H & MARGAR						
GRANTEE: MOSES GEORGE L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 S24 E30 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 05/09/2025 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS