BLOCK 2 LOT 31
IN OR 2027/1418
R235938 & R235939

CLARKE DONNA M
85178 ANGIE RD
YULEE, FL 32097

2025

43-2N-27-4621-0002-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

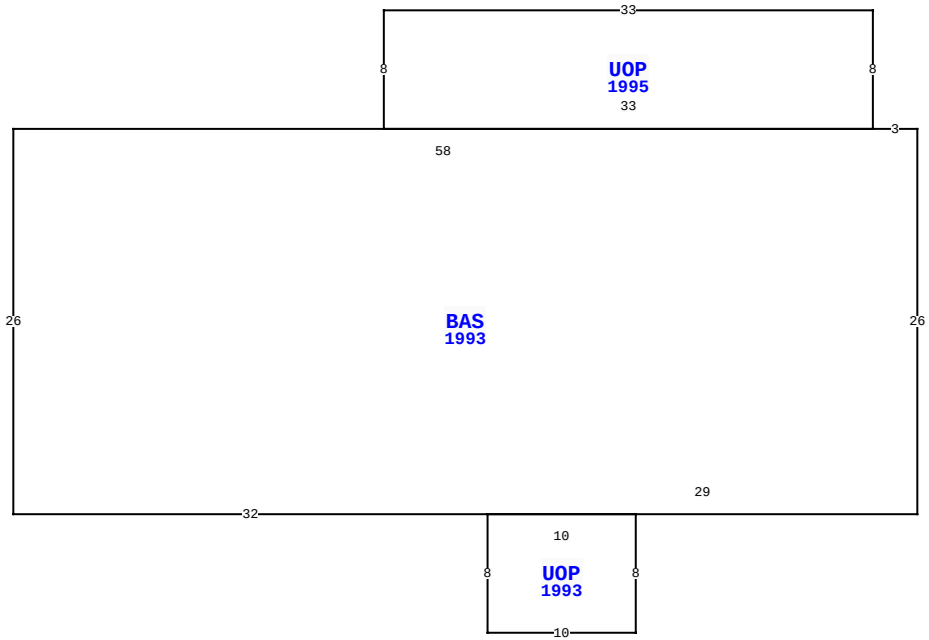
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	1993	1,586	51,415
UOP	80	25	1993	20	648
UOP	264	25	1995	66	2,140
TOTALS	1,930			1,672	54,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,672	135.0800	108.06	180,676	1986	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2016 Heated Area: 1586 HX Base Yr 2016



85178 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		54,203
TOTAL MARKET OB/XF VALUE		3,303
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		142,506
SOH/AGL Deduction		84,199
ASSESSED VALUE		58,307
TOTAL EXEMPTION VALUE	HX HB	33,307
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		142,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2027/1418	2/04/2016	DG	U	I	11	100
GRANTOR: TATE NANCY						
GRANTEE: CLARKE DONNA M						
1958/1986	1/22/2015	DG	U	I	11	100
GRANTOR: TATE NANCY						
GRANTEE: CLARKE DONNA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UOP=[YR=1995] N8 W33 S8 E33$ W58 S26 E32
UOP=[YR=1993] S8 E10 N8 W10$ E29 N26$.

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	1986	1986	3	58	2,030	
2	0810	CONCRETE A	0	100	24	12	288.00	SF	6.50	6.50	100	1995	1995	3	68	1,273	

LAND DESCRIPTION

TOTAL OB/XF 3,303

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/13/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS