BLOCK 2 LOT 32
IN OR 1491/1692
LOFTON BLUFF 2 PB 4/92 & 93

PURVIS GARY K & TAMMY
85212 ANGIE ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0002-0320

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

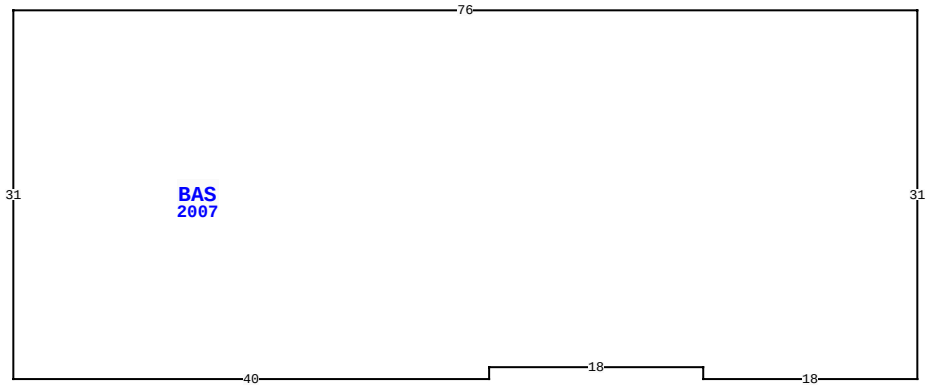
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,338	100	2007	2,338	135,089
TOTALS	2,338			2,338	135,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,338	117.2000	99.62	232,912	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2000 Heated Area: 2338 HX Base Yr 2000



85212 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		135,089
TOTAL MARKET OB/XF VALUE		3,270
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		223,359
SOH/AGL Deduction		106,760
ASSESSED VALUE		116,599
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,877
TOTAL JUST VALUE		223,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4894	CO ISSUED	0	01/01/2007
MH4894	MH MOVE-ON	0	01/01/2007
M12405	MECH OTHER	0	01/01/2007
P12049	OTHER	0	01/01/2007
MH992576	MH MOVE-ON	0	03/01/1999
95-1022	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1692	4/11/2007	QC	Q	I	01	77,800
GRANTOR: PURVIS GARY K						
GRANTEE: PURVIS GARY K & TAM						
1187/0404	11/07/2003	QC	Q	I	01	100
GRANTOR: PURVIS DINA L FANSLER						
GRANTEE: PURVIS GARY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S31 E40 N1 E18 S1 E18N31$.

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	0810	CONCRETE A	0	100	12	7	84.00	SF	1.95	1.95	100	1998	1998	3	73	120	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,270

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 11/20/2019 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS