

VEST ASHTON VJ & MORGANN C
85256 ANGIE RD
YULEE, FL 32097

43-2N-27-4621-0002-0330

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units

030514080304
COMP SHNGL 100 DRYWALL 100 CARPET 90 SHT VINYL 10 CENTRAL 100 AIR DUCTED 100
3 100 2 100 WOOD FRAME 100
1. 1. 100 0 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030200MOBILE HOME

MKT AREA04

4048.00

AREATOTAL GPCT OFYEARTOT ADJSUBAREA

TYPEGROSSBASEOFMARKETVALUE

BASUSP

1,92038410050200120141,920192130,50813,051

TOTALS

2,3042,112143,559

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDQ% CONDOBJ/XF MKT VALUENOTES

1242WD DECK A01001812216.00SF10.0010.0010020032003320432

20940SHEDS/PORT01002010200.00SF30.0030.00100201020103402,400

30681POLE SHED01001814252.00SF15.0015.00100201020103562,117

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE05/16/2022BYHS

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800022,112117.600099.96211,1162001201200032.0068.00

Heated Area: 1920HX Base Yr 2025

USP2014

BAS2001

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

143,5594,94985,000233,5080233,50850,722182,786233,5080215,817

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYINST SALE PRICE

2481/17357/22/2021WDQI01189,900

GRANTOR: HOPPER DEBORAH E

GRANTEE: VEST ASHTON VJ & MO

1616/10434/24/2009WDQI01125,642

GRANTOR: BAKER JOE BEN

GRANTEE: HOPPER RICHARD W &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 USP=[YR=2014] N16 W24 S16 E24\$ W50 S30 E64 N30\$.