BLOCK 2 LOT 35
IN OR 718/2000
LOFTON BLUFF #2 PB 4/92 & 93

RICKER SHIRLEY J
85308 ANGIE RD
YULEE, FL 32097

2025

43-2N-27-4621-0002-0350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

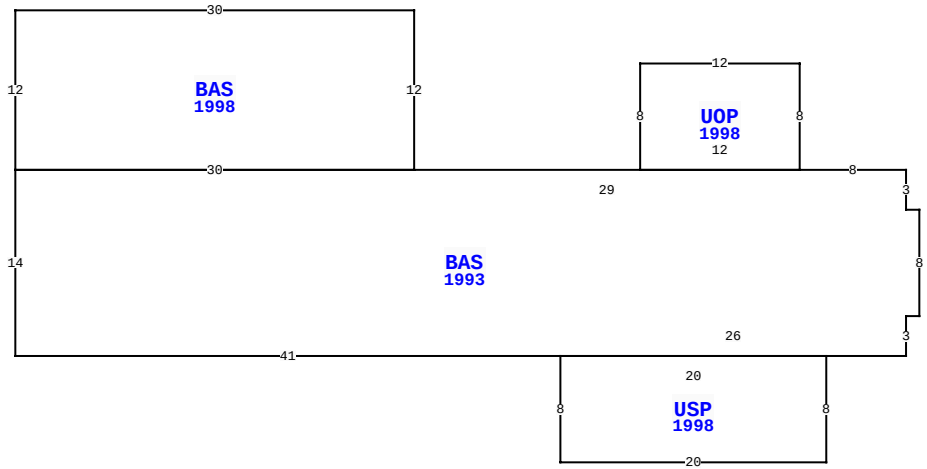
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02
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	946	100	1993	946	17,897
BAS	360	100	1998	360	6,811
UOP	96	25	1998	24	454
USP	160	50	1998	80	1,514
TOTALS	1,562			1,410	26,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,410	78.8200	63.06	88,915	1984	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1306 HX Base Yr 1995



85308 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		26,674
TOTAL MARKET OB/XF VALUE		5,392
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		117,066
SOH/AGL Deduction		78,176
ASSESSED VALUE		38,890
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,890
TOTAL JUST VALUE		117,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006924	CHNGE SRVC	0	05/01/2000
V9800009	OTHER	0	08/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0718/2000	11/28/1994	WD	Q	I		32,000
GRANTOR: MULLIGAN JANICE E						
GRANTEE: RICKER SHIRLEY J						
0671/0081	12/01/1992	WD	Q	I		34,500
GRANTOR: REED NORMA J						
GRANTEE: MULLIGAN JANICE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UOP=[YR=1998] N8 W12 S8 E12$ W29
BAS=[YR=1998] N12 W30 S12 E30$ W30 S14 E41 USP=[YR=1998] S8
E20 N8 W20$ E26 N3 E1 N8 W1 N3 $.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1990	1990	3	20	2,800	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1996	1996	3	20	1,152	
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1996	1996	3	20	720	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1995	1995	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 5,392

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS