BLOCK 2 LOT 36
IN OR 1529/1310
R107410 & 107411

HESTER SCOTT ALAN
85354 ANGIE RD
YULEE, FL 32097

2025

43-2N-27-4621-0002-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

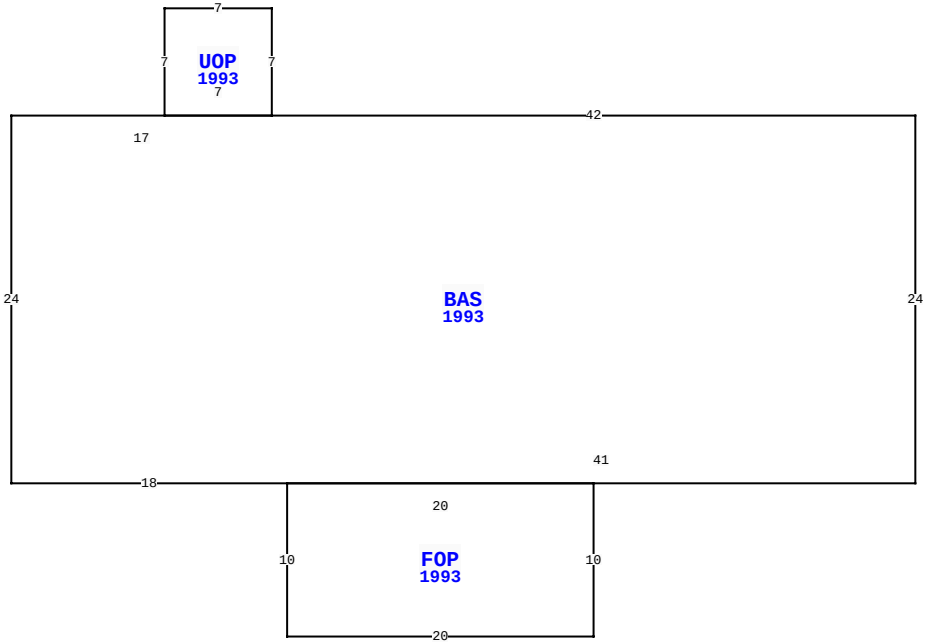
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	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	1,416	100	1993	1,416	39,829
FOP	200	30	1993	60	1,688
UOP	49	25	1993	12	338
TOTALS	1,665			1,488	41,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,488	117.2000	93.76	139,515	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1416 HX Base Yr 2022



BLD DATE	04/13/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85354 ANGIE RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		41,854
TOTAL MARKET OB/XF VALUE		9,221
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		136,075
SOH/AGL Deduction		39,552
ASSESSED VALUE		96,523
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,801
TOTAL JUST VALUE		136,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
077	REPAIR/RRF	1,200	06/01/1993
6049	REMODEL	500	07/07/1989
5669	GARAGE	10,992	04/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/1310	10/09/2007	WD	Q	I	01	100
GRANTOR: SULLIVAN ORPHA L						
GRANTEE: HESTER SCOTT A & OR						
0682/0850	6/08/1993	WD	U	I	10	11,700
GRANTOR: PHILIPS ELISE ETAL						
GRANTEE: SULLIVAN CLYDE & O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 UOP=[YR=1993] N7 W7 S7 E7$ W17 S24 E18
FOP=[YR=1993] S10 E20 N10 W20$ E41 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
1	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1982	1982	3	20	960	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
3	0510	GARAGE WD-	0	100	26	26	676.00	SF	26.25	26.25	100	1989	1989	3	20	3,549	
4	0810	CONCRETE A	0	100	0	0	710.00	SF	6.50	6.50	100	1989	1989	3	54.5	2,515	
5	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1985	1985	3	20	482	

LAND DESCRIPTION

TOTAL OB/XF 9,221

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/04/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS