BLOCK 4 LOT 5
LOFTON BLUFF 2 PB 4/92 & 93

POLK JOHN LEE III
85397 ANGIE RD
YULEE, FL 32097

2025

43-2N-27-4621-0004-0050

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	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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
Quality	05	Quality Level 05

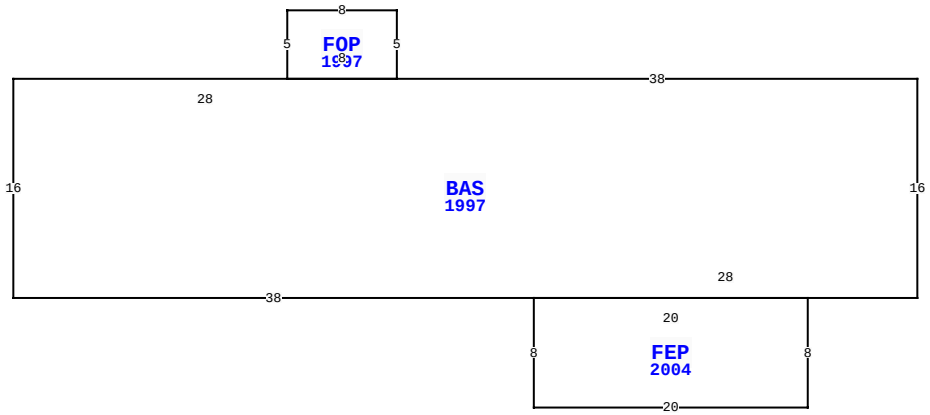
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1997	1,056	71,593
FEP	160	85	2004	136	9,220
FOP	40	30	1997	12	814
TOTALS	1,256			1,204	81,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,204	137.5200	116.89	140,736	1997	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2021 Heated Area: 1192 HX Base Yr 2021



85397 ANGIE RD, YULEE

BLD DATE	01/06/2020	KKA	LGL DATE		
XF DATE	01/06/2020	KKA	LAND DATE	05/09/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		81,627
TOTAL MARKET OB/XF VALUE		4,579
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		171,206
SOH/AGL Deduction		44,820
ASSESSED VALUE		126,386
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,664
TOTAL JUST VALUE		171,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971753	MH MOVE-ON	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/0970	4/22/2019	WD	Q	I	01	125,000
GRANTOR: WILSON STEPHEN M & SA						
GRANTEE: POLK JOHN LEE III						
1570/0589	6/06/2008	WD	Q	I		99,900
GRANTOR: SIERACKI NEIL L & VIC						
GRANTEE: WILSON STEPHEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W38 FOP=[YR=1997] N5 W8 S5 E8$ W28 S16 E38
FEP=[YR=2004] S8 E20 N8 W20$ E28 N16$.

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	0351	CARPORT MT	0	100	20	23	460.00	SF	5.60	5.60	100	2003	2003	3	20	515	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	19.60	19.60	100	2005	2005	3	36	4,064	

LAND DESCRIPTION

TOTAL OB/XF 4,579

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 01/06/2020 BY KKA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS