BLOCK 4 LOT 6
IN OR 1992/1442
LOFTON BLUFF 2 PB 4/92 & 93

STANFIELD LISA & GARY
85375 ANGIE RD
YULEE, FL 32097

2025

43-2N-27-4621-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

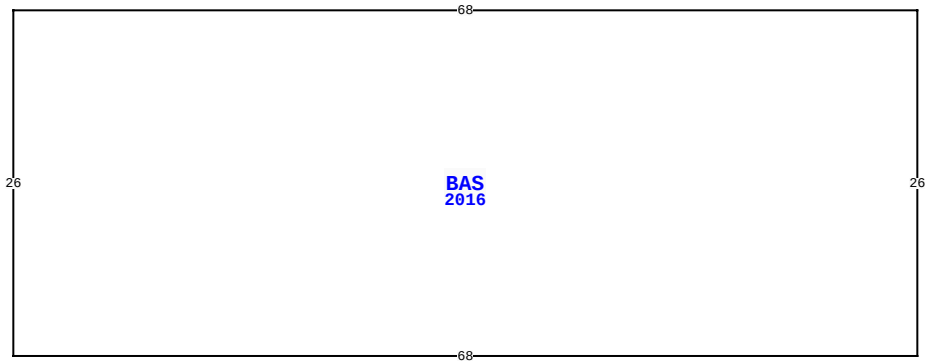
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,768	100	2016	1,768	132,322
TOTALS	1,768			1,768	132,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,768	117.4000	99.79	176,429	2015	2015	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2018 Heated Area: 1768 HX Base Yr 2018



85375 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		132,322
TOTAL MARKET OB/XF VALUE		12,024
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		229,346
SOH/AGL Deduction		90,305
ASSESSED VALUE		139,041
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,319
TOTAL JUST VALUE		229,346
NCON VALUE		4,162
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155647	CO ISSUED	0	06/25/2015
MH155647	MH MOVE-ON	0	06/01/2015
961533	MH MOVE-ON	0	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1992/1442	7/22/2015	QC	U	I	11	100
GRANTOR: SMITH PEGGY LUKE						
GRANTEE: STANFIELD LISA & GA						
0408/0605	4/01/1984	WD	Q	V		8,800
GRANTOR:						
GRANTEE:						

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	18	8	144.00	SF	30.00	30.00	100	1999	1999	3	20	864	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2014	2014	3	60	2,880	
3	0753	UEP	0	100	20	12	240.00	SF	22.00	22.00	100	2016	2016	3	78	4,118	
4	0351	CARPORT MT	0	100	22	22	484.00	SF	10.00	10.00	100	2025	2020		86	4,162	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W68 S26 E68 N26$.

LAND DESCRIPTION

TOTAL OB/XF 12,024

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