BLOCK 4 LOT 7
IN OR 549 PG 1073
LOFTON BLUFF #2 PB 4/92 & 93

LUKE-SMITH PEGGY SUE
85359 ANGIE ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0004-0070

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 80
Interior Floo	08	SHT VINYL 20
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	05	Quality Level 05

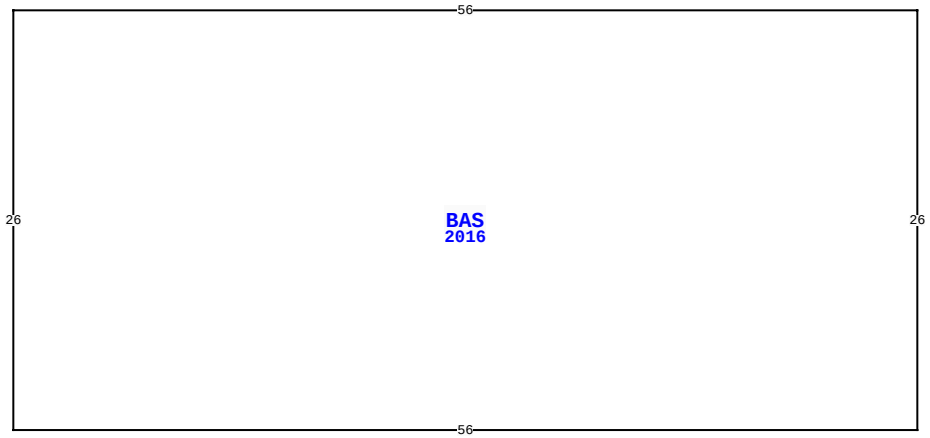
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2016	1,456	139,240
TOTALS	1,456			1,456	139,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	140.6400	119.54	174,050	2016	2016	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2025 Heated Area: 1456 HX Base Yr 2025



85359 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		139,240
TOTAL MARKET OB/XF VALUE		6,589
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		230,829
SOH/AGL Deduction		0
ASSESSED VALUE		230,829
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,107
TOTAL JUST VALUE		230,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165777	CO ISSUED	0	10/11/2016
MH165777	MH MOVE-ON	0	09/07/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0549/1073	8/10/1988	WD	U	V	10	100
GRANTOR: SHEFFIELD ET AL						
GRANTEE: LUKE PEGGY S						
0447/0408	3/05/1985	AD	Q	V		6,669
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S26 E56 N26$.

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	0753	UEP	0	100	12	32	384.00	SF	22.00	22.00	100	2016	2016	3	78	6,589	

LAND DESCRIPTION

TOTAL OB/XF 6,589

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 02/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS