BLOCK 4 LOT 8
OR 549/40 & OR 733/394
LOFTON BLUFF 2 PB 4/92 & 93

ROBERTSON LOUELLA EST
C/O JUDY HORNE, 85321 ANGIE RD
YULEE, FL 32097

2025

43-2N-27-4621-0004-0080

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

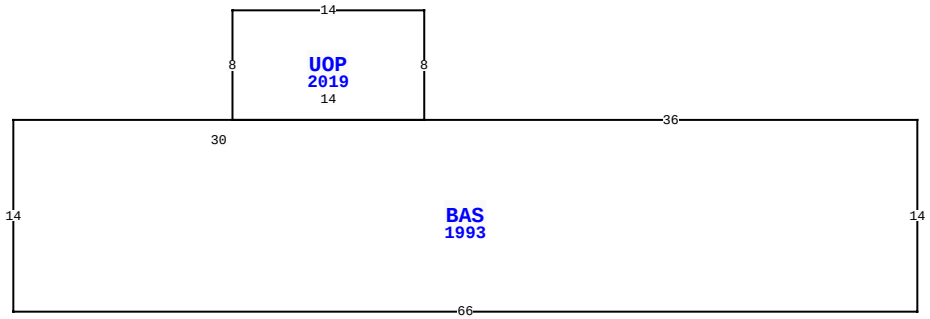
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	25,724
UOP	112	25	2019	28	779
TOTALS	1,036			952	26,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	952	116.0000	92.80	88,346	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,504
TOTAL MARKET OB/XF VALUE	9,810
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	121,314
SOH/AGL Deduction	40,113
ASSESSED VALUE	81,201
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,201
TOTAL JUST VALUE	121,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0549/0040	8/01/1988	WD	U	V	13	14,000
GRANTOR: GILMORE WM C JR						
GRANTEE: ROBERTSON BOBBY LEE						
0391/0244	6/01/1983	WD	Q	V		8,800
GRANTOR:						
GRANTEE:						

85321 ANGIE RD, YULEE

BLD DATE	04/20/2007 JM	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1985	1985	3	20	128	
3	0681	POLE SHED	0	0	26	24	624.00	SF	15.00	15.00	100	2017	2017	3	81	7,582	

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UOP=[YR=2019] N8 W14 S8 E14$ W30 S14 E66 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 9,810

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

REVIEW DATE 11/08/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS