BLOCK 4 LOT 9
ESMT IN OR 458/765
LOFTON BLUFF 2 PB 4/92 & 93

VERPAULT ALFRED C JR/SEELEY DIANE
85297 ANGIE ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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	06	Quality Level 06

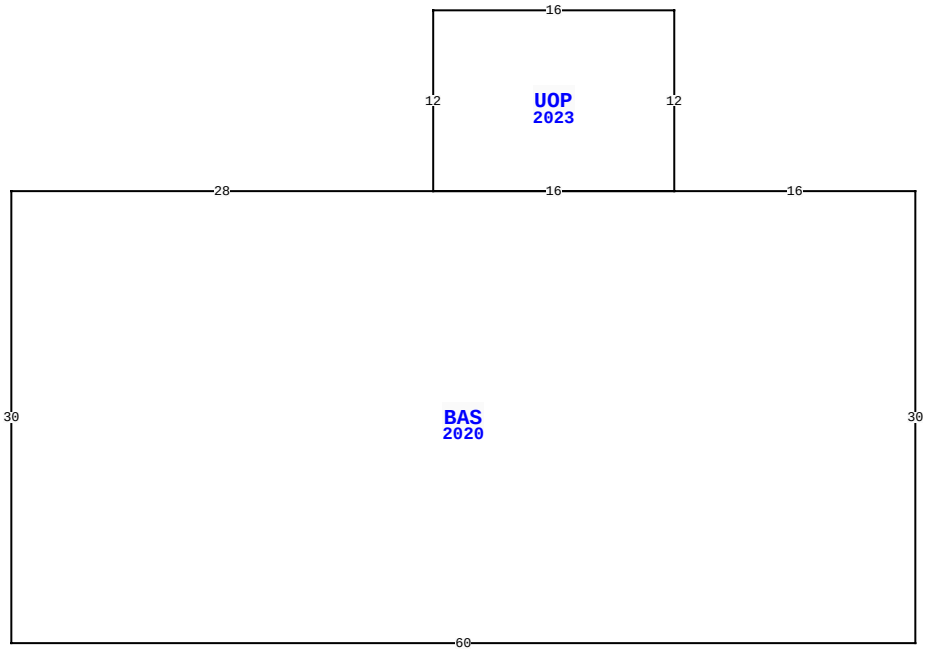
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2020	1,800	219,940
UOP	192	25	2023	48	5,865
TOTALS	1,992			1,848	225,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,848	151.3200	128.62	237,690	2020	2020	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2020 Heated Area: 1800 HX Base Yr 2020



85297 ANGIE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,806
TOTAL MARKET OB/XF VALUE		3,632
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		314,438
SOH/AGL Deduction		92,255
ASSESSED VALUE		222,183
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,461
TOTAL JUST VALUE		314,438
NCON VALUE		7,738
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z991201	OTHER	0	05/01/1999
7339	NEW CONSTR	0	04/09/1991
7012	HOUSEMVING	0	02/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2359/0612	5/01/2020	WD	U	I	11	100
GRANTOR: SEBELIST LARRY D & CA						
GRANTEE: VERPAUTT ALFRED C J						
2287/0464	7/05/2019	QC	U	I	11	100
GRANTOR: SEBELIST LARRY D & CA						
GRANTEE: VERPAUTT ALFRED C J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W16 W16 W28 S30 E60 N30 $
UOP=[YR=2023;ORIG=-16,0] W16 N12 E16 S12 $
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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	12	240.00	SF	10.00	10.00	100	2025	2018		78	1,872	
2	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2025	2010		40	1,760	

LAND DESCRIPTION

TOTAL OB/XF 3,632

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 11/10/2020 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS