BLOCK 4 LOT 10
IN OR 730 PG 818
R622130

RIEVES CLIFFORD
85271 ANGIE ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0004-0100

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 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

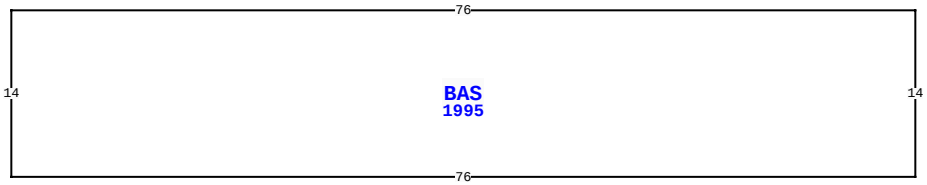
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1995	1,064	31,636
TOTALS	1,064			1,064	31,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	116.6000	99.11	105,453	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1996 Heated Area: 1064 HX Base Yr 1996



85271 ANGIE RD, YULEE

BLD DATE	10/28/2019	KKA	LGL DATE	
XF DATE	10/28/2019	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		31,636
TOTAL MARKET OB/XF VALUE		3,132
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		119,768
SOH/AGL Deduction		69,138
ASSESSED VALUE		50,630
TOTAL EXEMPTION VALUE	HX HB	25,630
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0730/0818	5/26/1995	WD	Q	I		20,000
GRANTOR: HARPER JOEY & SHARON						
GRANTEE: RIEVES CLIFFORD						
0709/0497	7/18/1994	WD	Q	I	01	100
GRANTOR: HARPER MARY F						
GRANTEE: HARPER JOEY & SHARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S14 E76 N14$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	1242	WD DECK A	0	100	11	10	110.00	SF	10.00	10.00	100	2000	2000	3	20	220	
3	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2004	2004	3	21	252	

LAND DESCRIPTION

TOTAL OB/XF 3,132

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 10/28/2019 BY KKA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS