BLOCK 4 LOT 14 R235631
IN OR 1735/1680
LOFTON BLUFF 2 PB 4/92 & 93

VANDIVER CHARLENE C
85159 ANGIE RD
YULEE, FL 32097

2025

43-2N-27-4621-0004-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
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	04	Quality Level 04

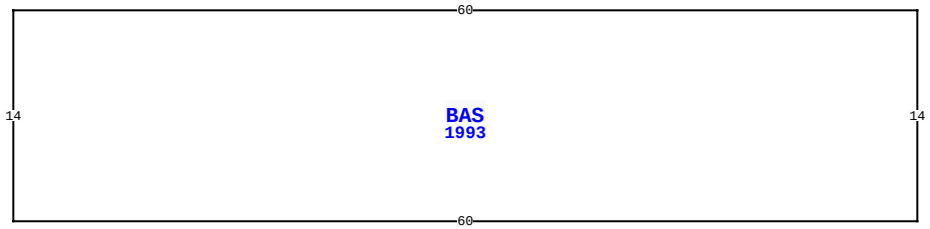
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	22,619
TOTALS	840			840	22,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	112.2000	89.76	75,398	1985	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 840 HX Base Yr



85159 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	22,619
TOTAL MARKET OB/XF VALUE	744
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	108,363
SOH/AGL Deduction	29,571
ASSESSED VALUE	78,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,792
TOTAL JUST VALUE	108,363
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1735/1680	4/01/2011	WD	U	I	30	100
GRANTOR: VANDIVER CHARLENE & D						
GRANTEE: VANDIVER CHARLENE C						
0804/0714	8/25/1997	WD	U	I	10	8,300
GRANTOR: MORGAN J E						
GRANTEE: JONES RUTHIE SEVERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S14 E60 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	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1993	1993	3	20	96	
2	0351	CARPORT MT	0	0	18	18	324.00	SF	10.00	10.00	100	2000	2000	3	20	648	

LAND DESCRIPTION

TOTAL OB/XF 744

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS