BLOCK 4 LOT 17
IN OR 2002/1325
LOFTON BLUFF 2 PB 4/92 & 93

BAGLEY DONALD J & WENDY
85069 ANGIE RD
YULEE, FL 32097

2025

43-2N-27-4621-0004-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

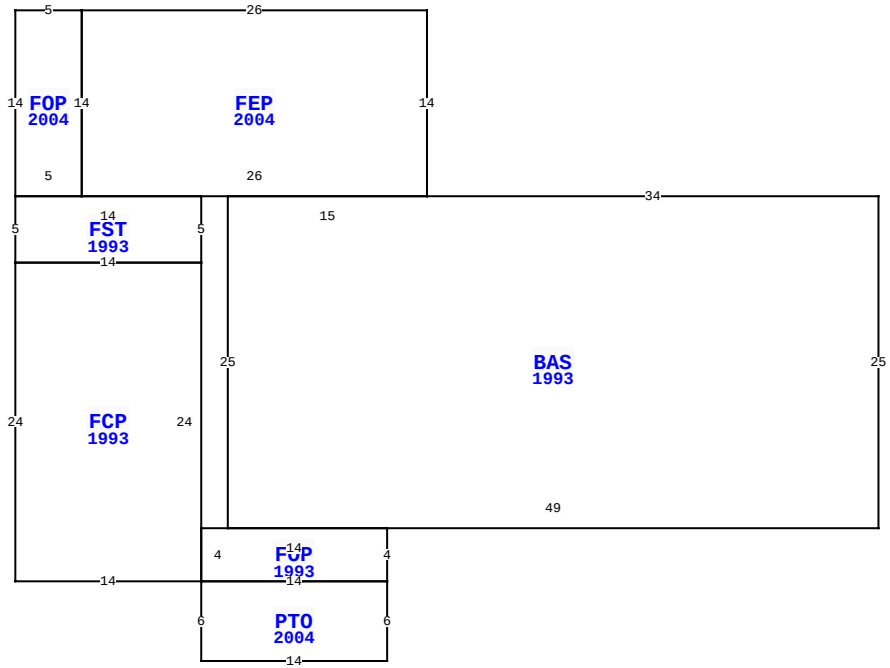
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,225	100	1993	1,225	108,388
FCP	336	25	1993	84	7,432
FEP	364	80	2004	291	25,748
FOP	56	30	1993	17	1,504
FOP	70	30	2004	21	1,858
FST	70	55	1993	38	3,362
PTO	84	5	2004	4	354
TOTALS	2,205			1,680	148,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	112.0000	112.00	188,160	1982	1982	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2005 Heated Area: 1225 HX Base Yr 2005



85069 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		148,646
TOTAL MARKET OB/XF VALUE		3,366
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		237,012
SOH/AGL Deduction		111,041
ASSESSED VALUE		125,971
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,249
TOTAL JUST VALUE		237,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2002/1325	8/31/2015	WD	U	I	16	36,300
GRANTOR: BAGLEY DONALD & WENDY						
GRANTEE: BAGLEY DONALD J & W						
1271/0313	11/03/2004	WD	Q	I		136,000
GRANTOR: MASSEY BRIAN E & HEAT						
GRANTEE: BAGLEY DONALD & WEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FEP=[YR=2004] N14 W26 FOP=[YR=2004] W5 S14 FST=[YR=1993] S5 FCP=[YR=1993] S24 E14 PTO=[YR=2004] S6 E14 N6 FOP=[YR=1993] N4 W14 S4 E14 $ W14 $ N24 W14 $ E14 N5 W14 $ E5 N14 $ S14 E26 $ W15 S25 E49 N25 $.

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	100	0	0	364.00	SF	10.00	10.00	100	1999	1999	3	20	728	
2	0510	GARAGE WD-	0	100	24	15	360.00	SF	24.85	24.85	100	1999	1999	3	26	2,326	
3	0681	POLE SHED	0	100	10	8	80.00	SF	15.00	15.00	100	1999	1999	3	26	312	

LAND DESCRIPTION

TOTAL OB/XF 3,366

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS