BLOCK 4 LOT 18
LOFTON BLUFF #2 PB 4/92 & 93

SEBELIST SUSAN L L/E/
85041 ANGIE RD
YULEE, FL 32097

2025

43-2N-27-4621-0004-0180

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		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

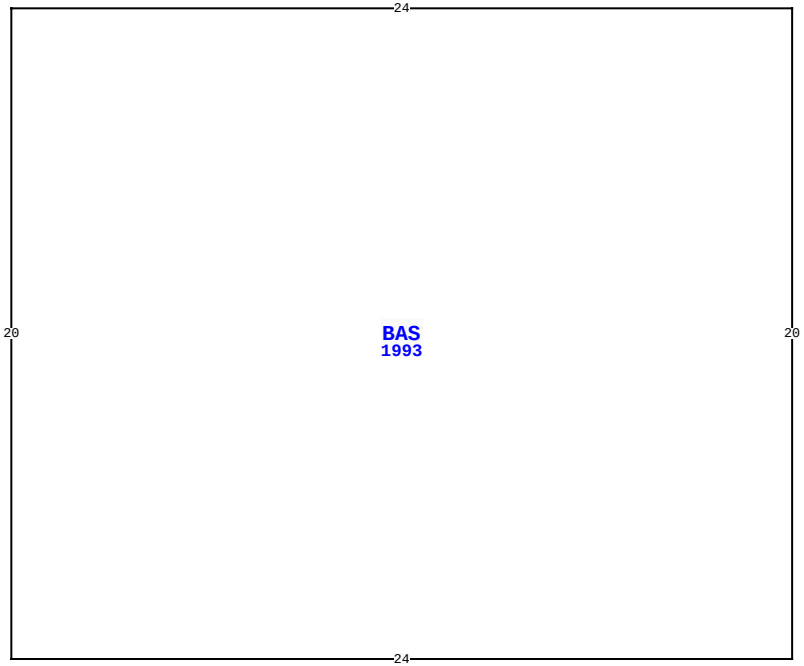
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	4,884
TOTALS	480			480	4,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	55.0000	20.35	9,768	1983	1983	0	0	0	50.00	50.00

1 GARAGE RES – 100% - 2011 Heated Area: 480 HX Base Yr 2011



85041 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		112,392
TOTAL MARKET OB/XF VALUE		7,291
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		204,683
SOH/AGL Deduction		88,779
ASSESSED VALUE		115,904
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		60,182
TOTAL JUST VALUE		204,683
NCON VALUE		18,299
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24746	XFOB	4,492	05/01/2011
C5280	CO ISSUED	0	06/17/2010
C14308	OTHER	0	06/01/2010
B23695	ADDITION	1,499	06/01/2010
E22687	ELEC OTHER	0	06/01/2010
M15381	H/AC	0	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/459	8/20/2024	LE	U	I	11	100
GRANTOR: SEBELIST DENNIS & SUS						
GRANTEE: PALILONIS PATRICIA						
2604/0301	11/15/2022	QC	U	I	11	100
GRANTOR: SEBELIST DENNIS L & S						
GRANTEE: SEBELIST DENNIS L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S20 E24 N20 $.

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	2010	2010	3	93	3,255	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	23.45	23.45	100	1986	1986	3	20	1,876	
7	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	2011	2011	3	60	2,160	

LAND DESCRIPTION

TOTAL OB/XF 7,291

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	0006	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

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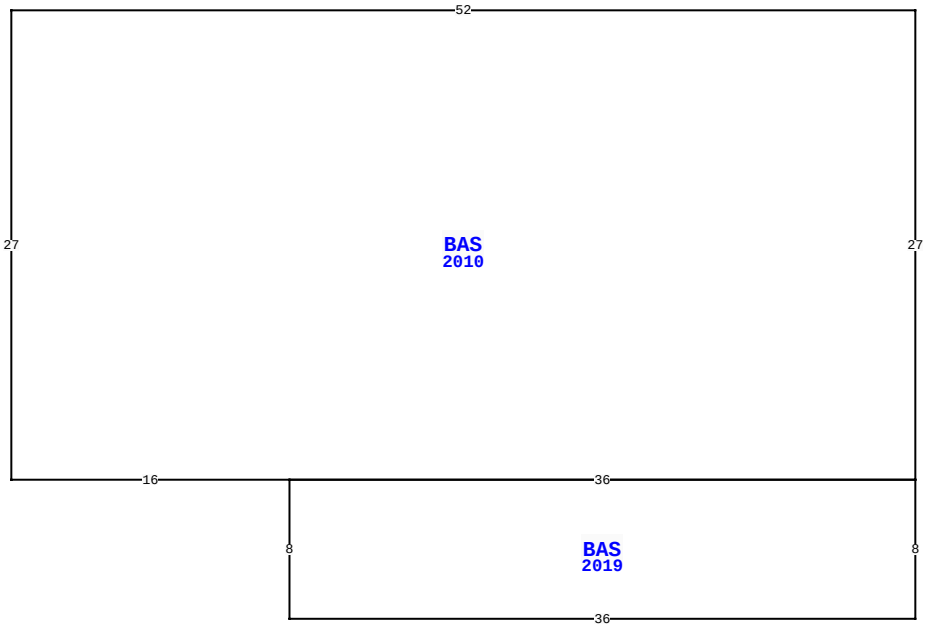
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	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	1,404	100	2010	1,404	89,209
BAS	288	100	2019	288	18,300
TOTALS	1,692			1,692	107,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,692	116.8000	99.28	167,982	2010	2010	0	0	0	36.00	64.00

2 M/H 94+ – 100% - 2011 Heated Area: 1692 HX Base Yr 2011



85041 ANGIE RD, YULEE

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P14308	OTHER	0	06/01/2010
B23586	DEMOLITION	2,000	05/01/2010

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GRANTOR: SEBELIST DENNIS & SUS						
GRANTEE: PALILONIS PATRICIA						
2604/0301	11/15/2022	QC	U	I	11	100
GRANTOR: SEBELIST DENNIS L & S						
GRANTEE: SEBELIST DENNIS L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010;ORIG=0,0] W52 S27 E16 E36 N27 $
BAS=[YR=2019;ORIG=-36,27] E36 S8 W36 N8 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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