BLOCK 2 LOT 27
LOFTON BLUFF #2 PB 4/92 & 93

NOBLES JACOB & GLORIA
95403 BARNWELL ROAD
FERNANDINA BEACH, FL 32034

2026

43-2N-27-4621-0002-0270

BUILDING CHARACTERISTICS

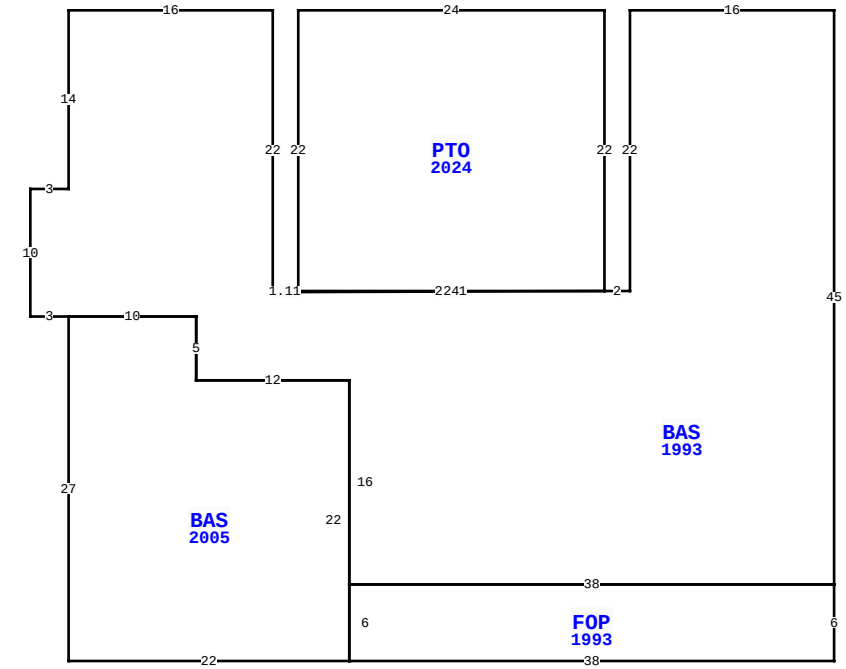
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,711	100	1993	1,711	198,455
BAS	534	100	2005	534	61,937
FOP	228	30	1993	68	7,887
PTO	528	5	2024	26	3,016
TOTALS	3,001			2,339	271,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,339	125.8859	132.18	309,169	1991	2000	0	0	0	12.25	87.75

1 SINGLE FAM 0% - 2024 Heated Area: 2245 HX Base Yr



85072 ANGIE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	289,897
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	382,207
SOH/AGL Deduction	0
ASSESSED VALUE	382,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,207
TOTAL JUST VALUE	382,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,108

PTO2024 = PAVER PATIO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/631	7/10/2023	WD	Q	I	01	400,000
GRANTOR: GREGORY JEFFREY RAYMO						
GRANTEE: NOBLES JACOB & GLOR						
2068/1140	8/23/2016	WD	U	I	37	145,000
GRANTOR: GREGORY JASON & JAMES						
GRANTEE: GREGORY JEFFREY RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W16 S22 W2 D0.1L24.1 U0.1L1.11 N22 W16 S14 W3 S10 E3 E10 S5 E12 S16 E38 N45 $
BAS=[YR=2005;ORIG=-60,24] S27 E22 N22 W12 N5 W10 $
FOP=[YR=1993;ORIG=-38,51] E38 N6 W38 S6 $
PTO=[YR=2024;ORIG=-42,0] E24 S22 W24 N22 $
.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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43-2N-27-4621-0002-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

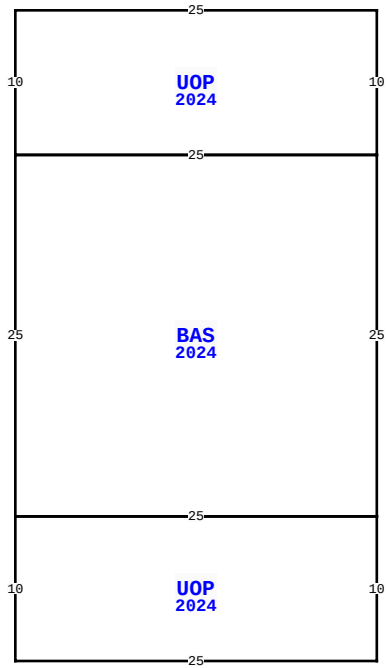
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06
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	625	100	2024	625	16,035
UOP	250	20	2024	50	1,283
UOP	250	20	2024	50	1,283
TOTALS	1,125			725	18,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	725	82.2250	32.07	23,251	2005	2010	0	0	0	20.00	80.00

2 GARAGE RES 0% - 2024 Heated Area: 625 HX Base Yr



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GRANTOR: GREGORY JASON & JAMES						
GRANTEE: GREGORY JEFFREY RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E25 S25 W25 N25 $
UOP=[YR=2024;ORIG=50,10] E25 N10 W25 S10 $
UOP=[YR=2024;ORIG=50,35] E25 S10 W25 N10 $
.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS