BLOCK 2 LOT 28
ESMT IN OR 463/745
LOFTON BLUFF 2 PB 4/92 & 93

QUIGLEY SHAWN P
85100 ANGIE RD
YULEE, FL 32097

2026

43-2N-27-4621-0002-0280

NASSAU COUNTY PROPERTY

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 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

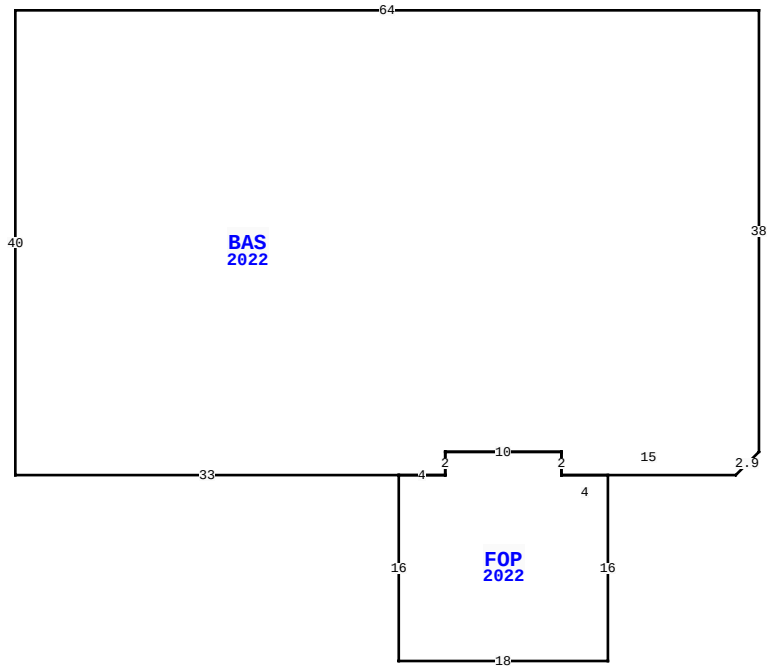
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,538	100	2022	2,538	328,362
FOP	308	30	2022	92	11,903
TOTALS	2,846			2,630	340,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,630	148.2000	133.38	350,789	2022	2022	0	0	0	3.00	97.00

2 M/H 94+ 100% - 2023 Heated Area: 2538 HX Base Yr 2023



85100 ANGIE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		353,389
TOTAL MARKET OB/XF VALUE		11,712
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		455,101
SOH/AGL Deduction		96,824
ASSESSED VALUE		358,277
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		301,866
TOTAL JUST VALUE		455,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,764

TW/MH ID: JACFL37754 (A/B/C) __ TITLE:145973399/14

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001546	CO ISSUED	0	01/27/2022
961437	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/0652	5/23/2022	QC	U	I	11	100
GRANTOR: HUCKABEE FLORENCE L						
GRANTEE: QUIGLEY SHAWN P						
0422/0211	5/14/1984	WD	Q	V		10,900
GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: HUCKABEE HOWARD & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W64 S40 E33 FOP=[YR=2022] S16 E18 N16 W4 N2 W10 S2 W4$ E4 N2 E10 S2 E15 R2 U2 N38$.

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	0350	CARPORT WD	0	100	18	40	720.00	SF	13.00	13.00	100	1990	1990	3	20	1,872	
2	0940	SHEDS/PORT	0	100	20	20	400.00	SF	30.00	30.00	100	1996	1996	3	20	2,400	
4	0681	POLE SHED	0	100	8	10	80.00	SF	15.00	15.00	100	1994	1994	3	20	240	
5	0351	CARPORT MT	0	100	40	30	1,200.00	SF	10.00	10.00	100	2015	2015	3	60	7,200	

LAND DESCRIPTION

TOTAL OB/XF 11,712

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	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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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

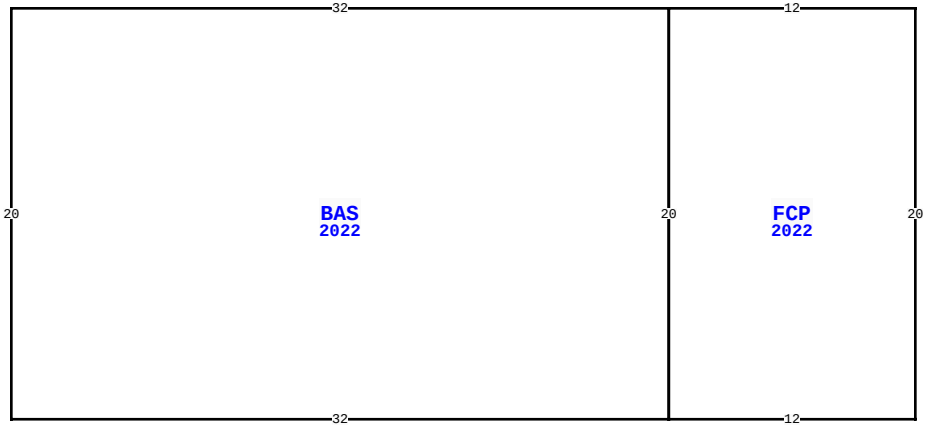
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	2022	640	11,999
FCP	240	25	2022	60	1,125
TOTALS	880			700	13,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	700	51.7000	20.16	14,112	2018	2018	0	0	0	7.00	93.00

3 GARAGE RES 100% - 2023 Heated Area: 640 HX Base Yr 2023



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GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: HUCKABEE HOWARD & F						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W12 BAS=[YR=2022] W32 S20 E32 N20$ S20 E12 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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