BLOCK 2 LOT 31
IN OR 2027/1418
R235938 & R235939

CLARKE DONNA M
85178 ANGIE RD
YULEE, FL 32097

2026

43-2N-27-4621-0002-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

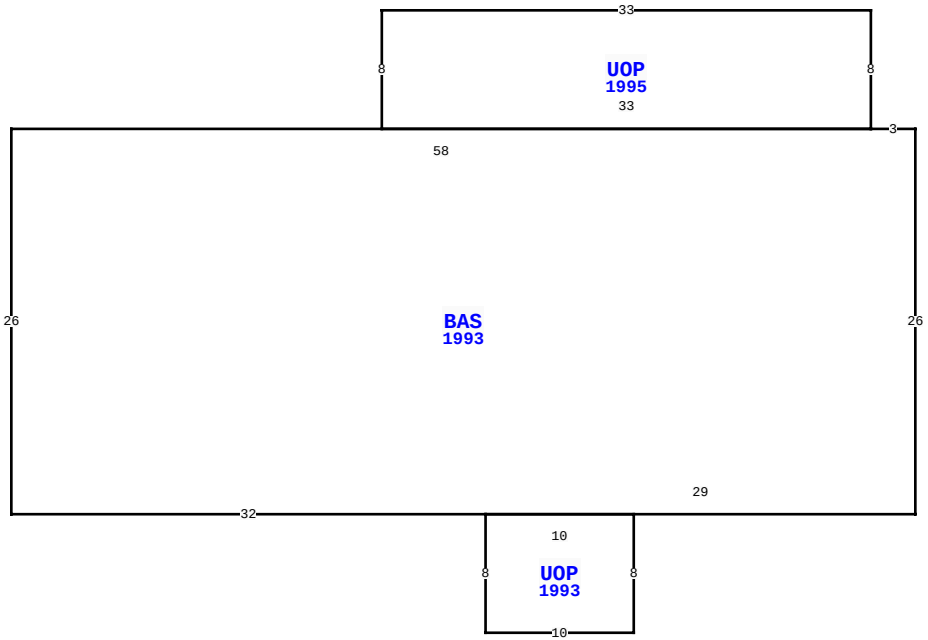
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	1993	1,586	54,632
UOP	80	25	1993	20	689
UOP	264	25	1995	66	2,273
TOTALS	1,930			1,672	57,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,672	135.0800	114.82	191,979	1986	1994	0	0	0	70.00	30.00

1 M/H 93- 100% - 2016 Heated Area: 1586 HX Base Yr 2016



85178 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		57,594
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		149,554
SOH/AGL Deduction		89,673
ASSESSED VALUE		59,881
TOTAL EXEMPTION VALUE	HX HB	34,881
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		149,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2027/1418	2/04/2016	DG	U	I	11	100
GRANTOR: TATE NANCY						
GRANTEE: CLARKE DONNA M						
1958/1986	1/22/2015	DG	U	I	11	100
GRANTOR: TATE NANCY						
GRANTEE: CLARKE DONNA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UOP=[YR=1995] N8 W33 S8 E33$ W58 S26 E32
UOP=[YR=1993] S8 E10 N8 W10$ E29 N26$.

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	1986	1986	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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