BLOCK 2 LOT 33
LOFTON BLUFF 2 PB 4/92 & 93

VEST ASHTON VJ & MORGANN C
85256 ANGIE RD
YULEE, FL 32097

2026

43-2N-27-4621-0002-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

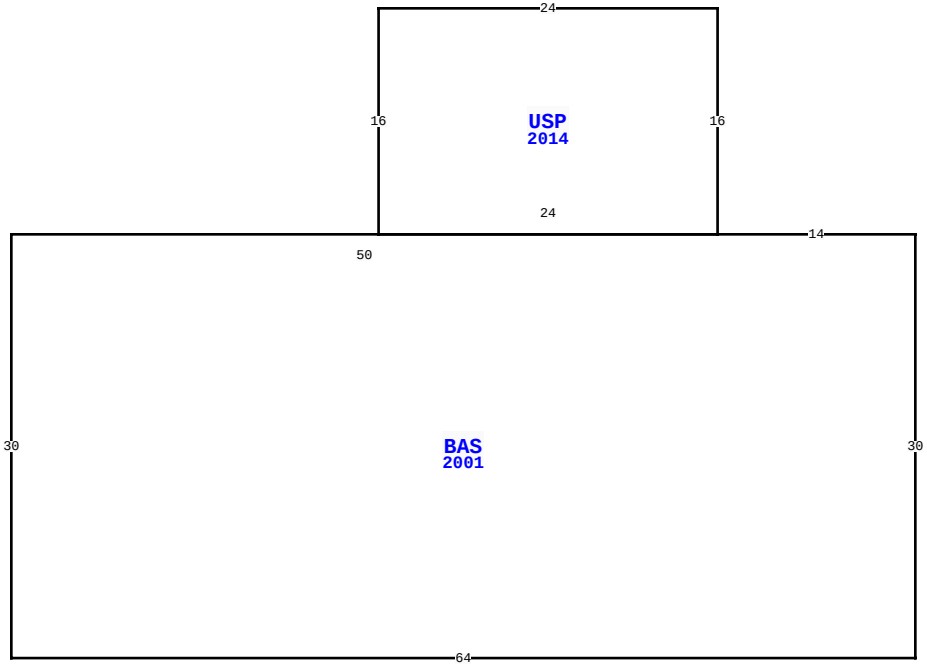
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,920	100	2001	1,920	134,121
USP	384	50	2014	192	13,412
TOTALS	2,304			2,112	147,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,112	117.6000	105.84	223,534	2001	2012	0	0	0	34.00	66.00

1 M/H 94+ 100% - 2025 Heated Area: 1920 HX Base Yr 2025



BLD DATE	04/13/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

85256 ANGIE RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		147,532
TOTAL MARKET OB/XF VALUE		4,498
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		242,030
SOH/AGL Deduction		2,217
ASSESSED VALUE		239,813
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,402
TOTAL JUST VALUE		242,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P015244	NEW CONSTR	0	12/01/2001
B0109170	FOUNDATION	2,000	12/01/2001
94-662	MH MOVE-ON	0	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/1735	7/22/2021	WD	Q	I	01	189,900
GRANTOR: HOPPER DEBORAH E						
GRANTEE: VEST ASHTON VJ & MO						
1616/1043	4/24/2009	WD	Q	I	01	125,642
GRANTOR: BAKER JOE BEN						
GRANTEE: HOPPER RICHARD W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 USP=[YR=2014] N16 W24 S16 E24$ W50 S30 E64 N30$.

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	18	12	216.00	SF	10.00	10.00	100	2003	2003	3	20	432	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2010	2010	3	35	2,100	
3	0681	POLE SHED	0	100	18	14	252.00	SF	15.00	15.00	100	2010	2010	3	52	1,966	

LAND DESCRIPTION

TOTAL OB/XF 4,498

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