BLOCK 2 LOT 34
R434139 & R434140
EX FPL ESMT IN OR 381/482

FOREHAND KEVIN M
85276 ANGIE RD
YULEE, FL 32097

2026

43-2N-27-4621-0002-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

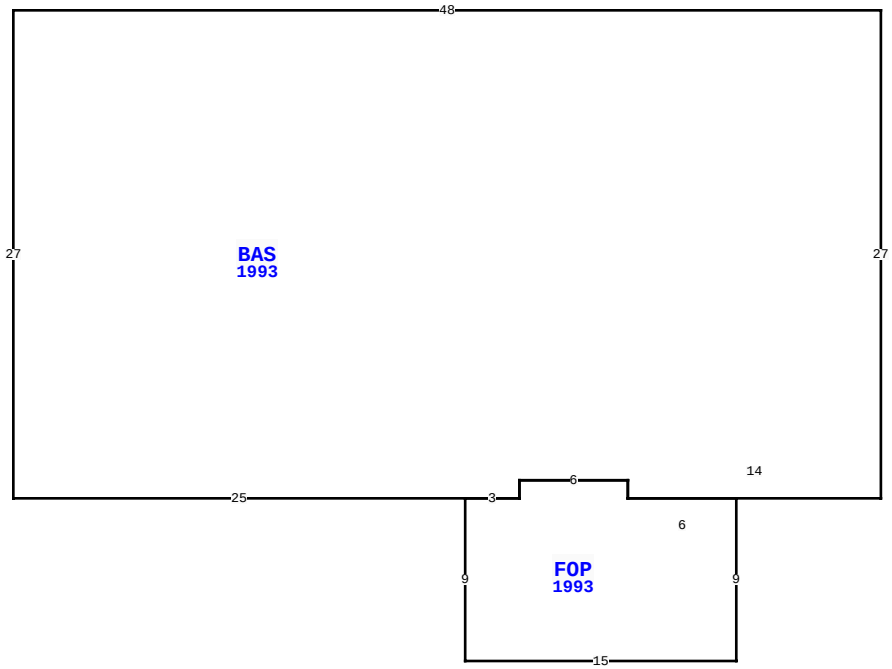
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,290	100	1993	1,290	38,290
FOP	141	30	1993	42	1,247
TOTALS	1,431			1,332	39,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,332	116.4000	98.94	131,788	1982	1982	0	0	0	70.00	30.00

1 M/H 93- 100% - 2021 Heated Area: 1290 HX Base Yr 2021



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

85276 ANGIE RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		39,536
TOTAL MARKET OB/XF VALUE		3,932
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		133,468
SOH/AGL Deduction		41,375
ASSESSED VALUE		92,093
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,682
TOTAL JUST VALUE		133,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/0695	4/30/2020	WD	U	I	11	100
GRANTOR: BAKER JOE B & PAMELA						
GRANTEE: FOREHAND KEVIN M						
1314/0412	5/03/2005	WD	Q	I		65,000
GRANTOR: MILLER JAY HENRY						
GRANTEE: BAKER JOE BEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E25 FOP=[YR=1993] S9 E15 N9 W6 N1 W6 S1 W3 $ E3 N1 E6 S1 E14 N27 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	46.5	1,628	
3	0940	SHEDS/PORT	0	100	24	16	384.00	SF	30.00	30.00	100	1990	1990	3	20	2,304	

LAND DESCRIPTION

TOTAL OB/XF 3,932

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