

NESBITT DANIEL & DEBORAH/
85187 ANGIE RD
YULEE, FL 32097

2026

43-2N-27-4621-0004-0130

[illegible]



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	08	SHT VINYL 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality		03	Quality Level 03		
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	759	100	1993	759	72,068
FST	182	55	2005	100	9,495
FUS	336	100	1993	336	31,904
UCP	330	20	1994	66	6,267
USP	128	30	1994	38	3,608
UST	402	45	2005	181	17,186

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,480	106.0800	111.38	164,842	1988	1995	0	0	0	14.75	85.25	
2 SINGLE FAM 0% - 0				Heated Area: 1095				HX Base Yr					
The diagram shows a complex building footprint divided into several sections, each labeled with an acronym and year. The main footprint on the left includes a large central area labeled 'BAS 1993' with a perimeter of 27 on the left, 29 on the top, 14 on the right, and 8 on the bottom. To its right is a smaller section labeled 'FST 2005' with a perimeter of 13 on the left, 14 on the top, 13 on the right, and 15 on the bottom. Below the main footprint are two more sections: 'USP 1994' with a perimeter of 8 on the left, 16 on the top, 8 on the right, and 15 on the bottom, and 'UCP 1994' with a perimeter of 22 on the left, 22 on the right, 15 on the bottom, and 15 on the top. To the right of the main footprint is a separate section labeled 'FUS 1993' with a perimeter of 8 on the top, 12 on the right, 27 on the bottom, and 15 on the left. The overall dimensions of the main footprint are 27 on the left, 29 on the top, 14 on the right, and 8 on the bottom. The overall dimensions of the entire footprint are 27 on the left, 29 on the top, 14 on the right, and 8 on the bottom.													

BLOCK 4 LOT 13
LOFTON BLUFF #2 PB 4/92 & 93

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BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	05	AVERAGE 100	8600	01	503	85.8000	23.17	11,655	1988	1988	0	0	0	50.00	50.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	3 BARNS 0% - 0														Heated Area: 459 HX Base Yr																							
Roof Cover	12	MODULAR MT 100	27 13 17 17 27 13 BAS 1993 UCP 1993														VALUATION BY												Tax Group: 4 Tax Dist:											
Interior Wall	04	PLYWOOD 100															BUILDING MARKET VALUE												208,110											
Interior Floo	02	MIN PLYWD 50															TOTAL MARKET OB/XF VALUE												1,592											
Interior Floo	03	CONC FINSH 50															TOTAL LAND VALUE - MARKET												90,000											
Air Condition	01	NONE 100															TOTAL MARKET VALUE												299,702											
Heating Type	01	NONE 100															SOH/AGL Deduction												0											
Bedrooms	0	100															ASSESSED VALUE												299,702											
Bathrooms	0	100															TOTAL EXEMPTION VALUE												0											
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE												299,702											
Stories	1.	1. 100															TOTAL JUST VALUE												299,702											
Units	0	100	NCON VALUE												0																									
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												286,616													
Quality			03	Quality Level 03																																				
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	459	100	1993	459	5,318																																			
UCP	221	20	1993	44	510																																			
TOTALS			680		503	5,828																																		
EXTRA FEATURES						85187 ANGIE RD, YULEE																																		
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																								
																		BLD DATE		11/10/2014		KK		LGL DATE				05/11/2026		MLU										
																		XF DATE						LAND DATE																
																		INC DATE						AG DATE																
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	DPH 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																																								

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