BLOCK 4 LOT 15
LOFTON BLUFF 2 PB 4/92 & 93
1994 DESTINY SW/MH

KALLAS AMBER L & JEREMY A
85129 ANGIE RD
YULEE, FL 32097

2026

43-2N-27-4621-0004-0150

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

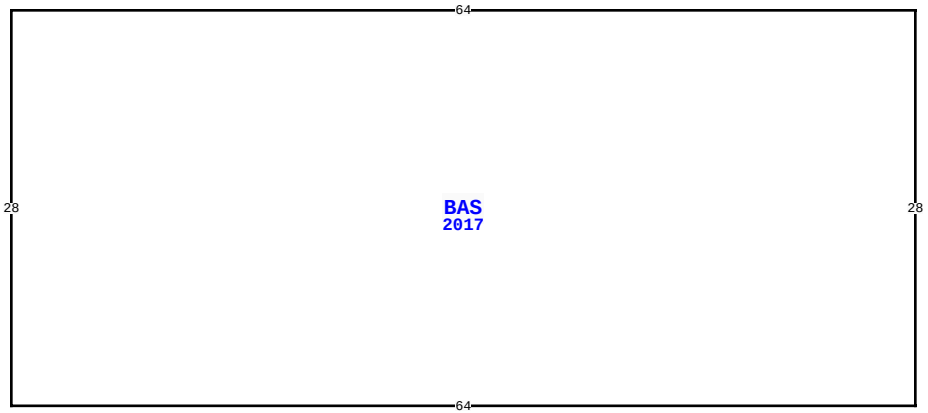
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	2017	1,792	147,603
TOTALS	1,792			1,792	147,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,792	114.4000	102.96	184,504	2017	2017	0	0	0	20.00	80.00

2 M/H 94+ 100% - 2026 Heated Area: 1792 HX Base Yr 2026



85129 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		147,603
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		237,603
SOH/AGL Deduction		0
ASSESSED VALUE		237,603
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,192
TOTAL JUST VALUE		237,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008390	CO ISSUED	0	09/22/2017
17007248	MH MOVE-ON	0	08/10/2017
E996266	CHNGE SRVC	0	09/01/1999
992793	MH MOVE-ON	0	07/01/1999
996321	DEMOLITION	0	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2434/0258	2/05/2021	WD	Q	I	01	199,000
GRANTOR: WILLIAMS JAMES S & SU						
GRANTEE: KALLAS AMBER L & JE						
2134/1023	7/12/2017	WD	Q	I	01	32,500
GRANTOR: MCLEOD MICHAEL DALE &						
GRANTEE: WILLIAMS JAMES SAMU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W64 S28 E64 N28$.

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
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 02/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS