

ROYAL THOMAS M & LAURA MICHELLE
85624 PHILLIPS RD
YULEE, CT 32097

38-3N-23-2073-0006-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10004PLYWOOD 7005DRYWALL 3013LVT/LAMNT 7014CARPET 3003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10004DIST 01 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA09NEIGHBORHOOD/LOC9001.00AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,3441001,34472,830UOP19225482,601USP12850643,468TOTALS1,6641,45678,900EXTRA FEATURES30902 CR 121, HILLIARDBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE06/13/2023MLULNOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES10504FP-ELECTRI00001.00UT2,000.002,000.00100198419843581,160

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0820021,456122.600079.69116,0291984201000032.0068.00Heated Area: 1344HX Base YrUSP2009BAS1993UOP2009

NASSAU COUNTY PROPERTY

PAGE 1 of 14VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE78,900TOTAL MARKET OB/XF VALUE1,160TOTAL LAND VALUE - MARKET30,000TOTAL MARKET VALUE110,060SOH/AGL Deduction20,025ASSESSED VALUE90,035TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE90,035TOTAL JUST VALUE110,060NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE81,850SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE2501/02839/10/2021WDQI0298,000GRANTOR: DU-BOSE ANTHONY W ETGRANTEE: ROYAL THOMAS M & LA2336/14411/24/2020QCUII11100GRANTOR: MATUCH DIANNE LGRANTEE: AURAND LESTER E JRBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W27 USP=[YR=2009] N8 W16 S8 E16 \$ W29 S24 E14 UOP=[YR=2009] S8 E24 N8 W24 \$ E42 N24 \$.

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000115CSFR ACRES00004OR0.000.001.00AC1.001.001.0030,000.0030,000.0030,000

REVIEW DATE04/08/2022BYTWATotal Acres: 1.00Total Land Value: 30,000Market: 0Agricultural: 0Common: 30,000PRINTED 08/02/2023 BY SYS