BLOCK 4 LOT 1
LOFTON BLUFF #2 PB 4/92 & 93

ROYAL THOMAS M & LAURA
85624 PHILLIPS ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

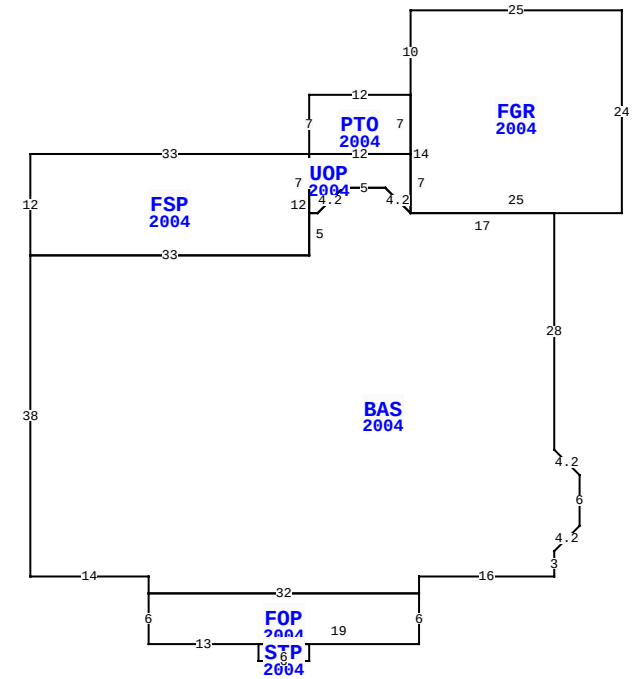
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,616	100	2,616	322,352
FGR	600	55	330	40,664
FOP	192	30	58	7,147
FSP	396	40	158	19,469
PTO	84	5	4	493
STP	12	10	1	124
UOP	60	20	12	1,479
TOTALS	3,960		3,179	391,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,179	113.4084	134.67	428,116	2004	2004	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2020 Heated Area: 2616 HX Base Yr 2020



85624 PHILLIPS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		391,726
TOTAL MARKET OB/XF VALUE		8,143
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		511,869
SOH/AGL Deduction		262,315
ASSESSED VALUE		249,554
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,554
TOTAL JUST VALUE		511,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412186	NEW CONSTR	196,704	01/30/2004
R045760	REPAIR/RRF	3,350	01/30/2004
E0412314	NEW CONSTR	0	01/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/0796	3/08/2019	WD	Q	I	01	340,000
GRANTOR: KASPER JOHN & MELISSA						
GRANTEE: ROYAL THOMAS & LAUR						
2254/0538	2/05/2019	WD	U	I	11	100
GRANTOR: TAYLOR DANNY J & BARB						
GRANTEE: KASPER JOHN & MELIS						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W25 S10 PTO=[YR=2004] W12 S7 FSP=[YR=2004] W33 S12 BAS=[YR=2004] S38 E14 S2 FOP=[YR=2004] S6 E13 STP=[YR=2004] S2 E6 N2 W6$ E19 N6 W32$ E32 N2 E16 N3 R3 U3 N6 L3 U3 N28 W17 UOP=[YR=2004] N7W12S7E1 U3 R3 E5 D3 R3 $ U3 L3 W5 D3 L3 W1 S5 W33 $ E33 N12$ E12 N7$ S14 E25 N24$.

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
6	0803	ASPHALT C	0	100	0	0	2,768.00	SF	2.00	2.00	100	2004	2004	3	56	3,100	
7	0811	CONCRETE B	0	100	0	0	1,078.00	SF	5.20	5.20	100	2004	2004	3	86	4,821	
10	0475	VF 4 SBPL	0	100	0	0	23.00	LF	14.00	14.00	100	2005	2005	3	69	222	

LAND DESCRIPTION

TOTAL OB/XF 8,143

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	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.40	80,000.00	112,000.00	112,000							

REVIEW DATE 12/12/2022 BY NWA Total Acres: 0.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 08/02/2023 BY SYS