BLOCK 5 LOT 5
IN OR 932/74
LOFTON BLUFF 2 PB 4/92 & 93

GODBOLD CELESTA JEANNINE DAVIS
85635 PHILLIPS ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0005-0050

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

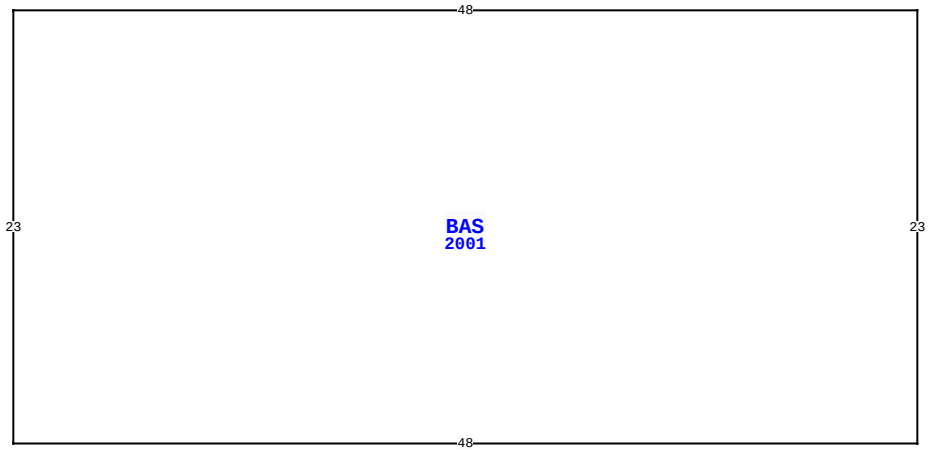
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	36,229
TOTALS	1,104		1,104	36,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,104	117.2000	82.04	90,572	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2002 Heated Area: 1104 HX Base Yr 2002



85635 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		36,229
TOTAL MARKET OB/XF VALUE		9,827
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		146,056
SOH/AGL Deduction		85,021
ASSESSED VALUE		61,035
TOTAL EXEMPTION VALUE	HX HB	36,035
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		146,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12704	REPAIR/RRF	0	08/01/2011
B24770	REMODEL	7,265	06/01/2011
952488	MH MOVE-ON	0	02/05/1996
96-1156	MH MOVE-ON	0	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0932/0074	5/11/2000	WD	Q	I		28,000
GRANTOR: HOWARD JAMES W						
GRANTEE: DAVIS CELESTA JEANN						
0811/0942	10/28/1997	WD	U	I	06	376
GRANTOR: HOWARD JAMES W & MARY						
GRANTEE: HOWARD JAMES W						

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
1	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1988	1988	3	20	4,032	
6	0810	CONCRETE A	0	100	20	12	240.00	SF	6.50	6.50	100	1988	1988	3	57	889	
7	1242	WD DECK A	0	100	0	0	256.00	SF	10.00	10.00	100	2011	2011	3	55	1,408	
8	0752	USP	0	100	16	8	128.00	SF	15.00	15.00	100	2011	2011	3	68	1,306	
9	0351	CARPORT MT	0	100	25	24	600.00	SF	6.60	6.60	100	2005	2005	3	27	1,069	
10	0940	SHEDS/PORT	0	100	24	12	288.00	SF	19.50	19.50	100	1990	1990	3	20	1,123	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S23 E48 N23$.

LAND DESCRIPTION

TOTAL OB/XF 9,827

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.25	80,000.00	100,000.00	100,000							

REVIEW DATE 06/23/2017 BY SB Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS