BLOCK 5 LOT 6
IN OR 705 PG 549
LOFTON BLUFF 2 PB 4/92 & 93

WILLIAMS DAVID R & CYNTHIA K
85621 PHILLIPS ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

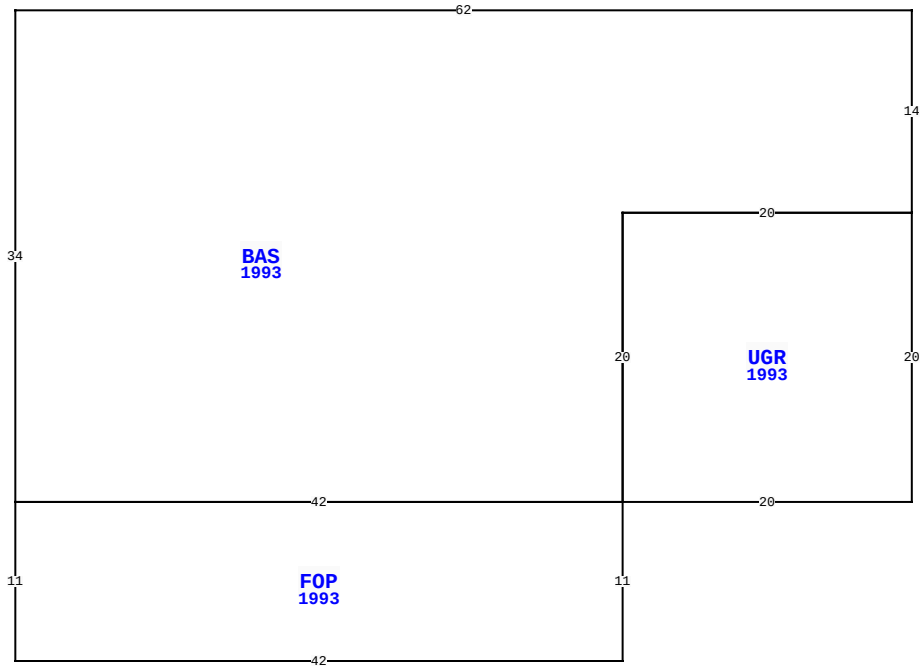
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1,708	137,307
FOP	462	30	139	11,174
UGR	400	45	180	14,470
TOTALS	2,570		2,027	162,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,027	103.8800	93.75	190,031	1993	1993	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 0 Heated Area: 1708 HX Base Yr



85621 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		162,952
TOTAL MARKET OB/XF VALUE		33,187
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		276,139
SOH/AGL Deduction		131,849
ASSESSED VALUE		144,290
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,290
TOTAL JUST VALUE		276,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615145	ROOF	10,800	07/01/2016
963108	SWIM POOL	16,000	07/01/1996
8445	NEW CONSTR	80,688	10/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0549	5/24/1994	WD	U	I	10	100
GRANTOR: WILLIAMS DAVID & CYNT						
GRANTEE: WILLIAMS DAVID & CY						
0450/0781	4/01/1985	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S34 FOP=[YR=1993] S11 E42 N11 W42$ E42
UGR=[YR=1993] E20 N20 W20 S20$ N20 E20 N14$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
2	0810	CONCRETE A	0	100	0	0	188.00	SF	6.50	6.50	100	1993	1993	3	68	831	
4	0810	CONCRETE A	0	100	29	20	580.00	SF	6.50	6.50	100	1995	1995	3	72	2,714	
5	0845	KOOL DECK	0	100	0	0	907.00	SF	7.25	7.25	100	1996	1996	3	73	4,800	
6	0861	POOL GUNIT	0	100	18	28	504.00	SF	85.00	85.00	100	1996	1996	3	20	8,568	
7	0510	GARAGE WD-	0	100	26	34	884.00	SF	35.00	35.00	100	2005	2005	3	44	13,614	

LAND DESCRIPTION

TOTAL OB/XF 33,187

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS