

BLOCK 5 LOT 7
IN OR 710 PG 134
LOFTON BLUFF # 2 PB 4/92 & 93

SHEPHERD HAROLD A JR & CLAIRE
85595 PHILLIPS ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0005-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD
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

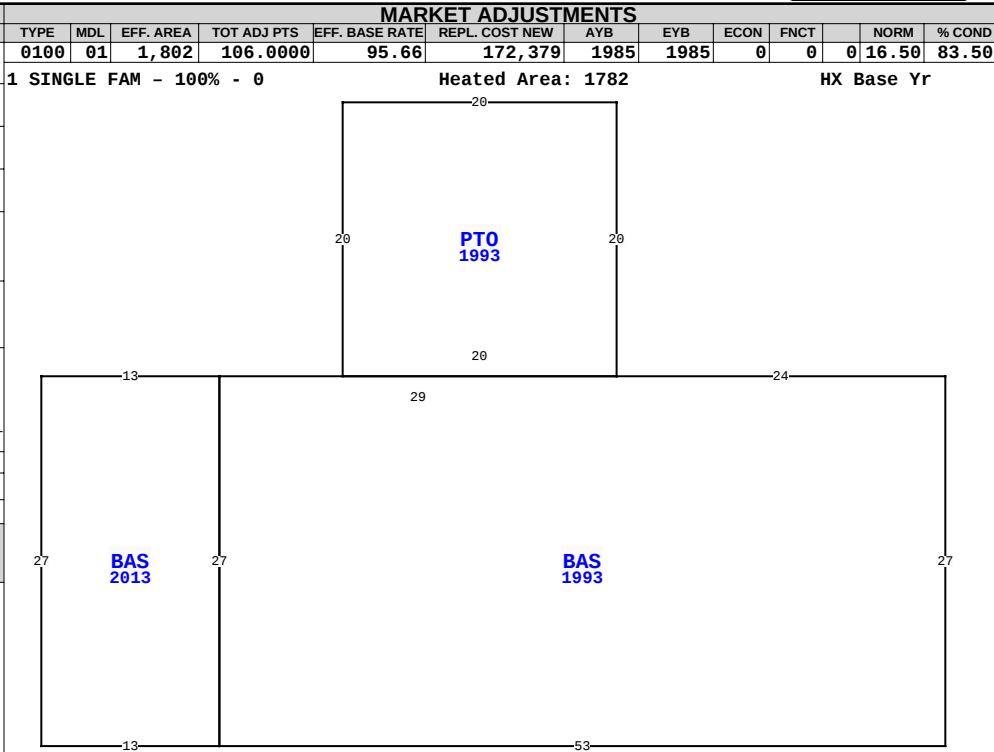
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	1,431	114,302
BAS	351	100	351	28,037
PTO	400	5	20	1,597

TOTALS	2,182	1,802	143,936
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,094.00	SF	4.00
2	0810	CONCRETE A	0	100	48	9	432.00	SF	6.50
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00
6	0681	POLE SHED	0	100	10	20	200.00	SF	15.00
7	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00



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

85595 PHILLIPS RD, YULEE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1987	1987	3	54.5	4,565	
100	1989	1989	3	59.5	1,671	
100	1985	1985	3	60	2,100	
100	1992	1992	3	20	1,152	
100	1992	1992	3	20	600	
100	1996	1996	3	25	5,880	

TOTAL OB/XF									
15,968									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		143,936	
TOTAL MARKET OB/XF VALUE		15,968	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		239,904	
SOH/AGL Deduction		118,241	
ASSESSED VALUE		121,663	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		71,663	
TOTAL JUST VALUE		239,904	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		186,610	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962968	GARAGE	11,424	07/16/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0710/0134	7/28/1994	WD Q	Q	I		67,500	
GRANTOR: CARROLL ALAN & THERES							
GRANTEE: SHEPHERD HAROLD JR							
0425/0806	7/01/1984	WD Q	Q	V		8,800	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W24 PTO=[YR=1993] N20 W20 S20 E20 \$ W29							
BAS=[YR=2013] W13 S27 E13 N27 \$ S27 E53 N27 \$.							