

BLOCK 8 LOT 8
IN OR 1318/79
LOFTON BLUFF 3 PB 4/108

FLYNN BARRY M
85565 PHILLIPS RD
YULEE, FL 32097

2023

43-2N-27-4622-0008-0080



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	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,700	100	1,700	138,742
FOP	64	30	19	1,551
UOP	176	20	35	2,857
UOP	296	20	59	4,815
TOTALS	2,236		1,813	147,965

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	848.00	SF	7.25	7.25	
5	0810	CONCRETE A	0	100	0	0	162.00	SF	6.50	6.50	
6	2701	QUONSET GD	0	100	25	35	875.00	SF	15.00	15.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,813	108.3000	97.74	177,203	1985	1985	0	0	0 16.50	83.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1700 HX Base Yr 2023											
85565 PHILLIPS RD, YULEE											

TOTAL OB/XF 21,133											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 147,965											
TOTAL MARKET OB/XF VALUE 21,133											
TOTAL LAND VALUE - MARKET 80,000											
TOTAL MARKET VALUE 249,098											
SOH/AGL Deduction 0											
ASSESSED VALUE 249,098											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 199,098											
TOTAL JUST VALUE 249,098											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 198,513											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4152	N/A	450	04/16/1987
3979	N/A	8,300	03/27/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1318/0079	5/16/2005	QC	U	I	01	100	
GRANTOR: FLYNN BARRY M & ANDRE							
GRANTEE: FLYNN BARRY M							
0762/0936	6/10/1996	WD	Q	I		91,900	
GRANTOR: YANCEY JEFFERSON & SA							
GRANTEE: FLYNN BARRY M & AND							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W32 UOP=[YR=2002] N20 W22 S12 E10											
FOP=[YR=1993] S8 E8 N8 W8 \$ E8 S8 E4 \$ W12 N8 W10 S38 E13											
UOP=[YR=1993] S8 E22 N8 W22 \$ E41 N30 \$.											