

BLOCK 8 LOT 12 IN OR 1100/1031
LOFTON BLUFF 3 PB 4/108

LEMEN MELISSA W
85427 PHILLIPS ROAD
YULEE, FL 32097

2023

43-2N-27-4622-0008-0120



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	25	MOD METAL 100	0820	02	867	105.6000	68.64	59,511	1984	1984	0	0	0	70.00	30.00	VALUATION BY	STANDARD															
Roof Structure	03	GABLE/HIP 100	1 M/H 93- - 0% - 0										Heated Area: 784										HX Base Yr									
Roof Cover	12	MODULAR MT 100																														
Interior Wall	04	PLYWOOD 100																														
Interior Floor	14	CARPET 90																														
Interior Floor	08	SHT VINYL 10																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		2 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units		0 100																														
BUD8 Adjustme	04	DIST 01 100																														
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	784	100	784	16,144																												
USP	96	50	48	989																												
UST	64	55	35	721																												
TOTALS			944	867										17,853																		
EXTRA FEATURES										85451 PHILLIPS RD, YULEE																						
L N	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															
5	1242	WD DECK A	0	0	6	18	108.00	SF	10.00	10.00	100	1992	1992	3	20	216																
6	1242	WD DECK A	0	0	8	9	72.00	SF	10.00	10.00	100	1992	1992	3	20	144																
7	0201	BARN WD 10	0	0	54	30	1,620.00	SF	17.00	17.00	100	2007	2007	3	52	14,321																
LAND DESCRIPTION										TOTAL OB/XF 14,681																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000															