

BLOCK 8 LOT 14
IN OR 1687/804
LOFTON BLUFF # 3 PB 4/108

WHEELDON CARLTON H/WHEELDON JESSICA D
85391 PHILLIPS ROAD
YULEE, FL 32097

2023

43-2N-27-4622-0008-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

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	1,608	100	1,608	22,409
TOTALS	1,608		1,608	22,409

TOTALS		1,608		1,608	22,409	
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0681	POLE SHED	0	100	12	12
2	0681	POLE SHED	0	100	6	10

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	100	0006

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HI	NORM	% COND	
0820	02	1,608	107.2000	69.68	112,045	1982	1982	0	0	10	70.00	20.00	
1 M/H 93- - 100% - 0													
Heated Area: 1608													
HX Base Yr													
24 67 24 67													
BAS 1993													

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

85391 PHILLIPS RD, YULEE													
TOTAL OB/XF 666													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												22,409	
TOTAL MARKET OB/XF VALUE												666	
TOTAL LAND VALUE - MARKET												80,000	
TOTAL MARKET VALUE												103,075	
SOH/AGL Deduction												63,664	
ASSESSED VALUE												39,411	
TOTAL EXEMPTION VALUE												25,000	
BASE TAXABLE VALUE												14,411	
TOTAL JUST VALUE												103,075	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												76,728	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-0325	REPAIR/RRF	4,807	04/01/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1687/0804	7/01/2010	WD	U	I	30	100			
GRANTOR: WHEELDON CARLTON H									
GRANTEE: WHEELDON CARLTON H									
1551/1020	2/19/2008	WD	U	I	10	100			
GRANTOR: MITCHELL FRANK T & BE									
GRANTEE: WHEELDON CARLTON H									

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
---------------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BAS=[YR=1993] W67 S24 E67 N24\$.													
----------------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--