BLOCK 8 LOT 22
IN OR 1850/549
LOFTON BLUFF #3 PB 4/108

LBM REAL ESTATE HOLDINGS LLC
86380 EASTPORT DR
FERNANDINA BEACH, FL 32034

2023

43-2N-27-4622-0008-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

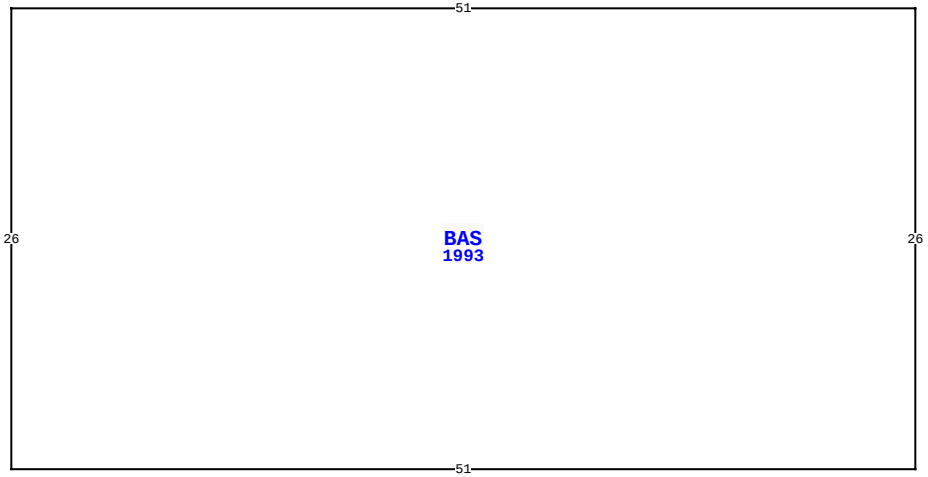
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1,326	29,787
TOTALS	1,326		1,326	29,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,326	115.2000	74.88	99,291	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1326 HX Base Yr



85159 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	29,787
TOTAL MARKET OB/XF VALUE	3,732
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	113,519
SOH/AGL Deduction	41,137
ASSESSED VALUE	72,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,382
TOTAL JUST VALUE	113,519
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1850/0549	4/01/2013	WD	U	I	11	100
GRANTOR: MURRAY GERALD LAMAR &						
GRANTEE: LBM REAL ESTATE HOL						
1777/1434	1/30/2012	QC	U	I	11	51,000
GRANTOR: LESLIE KAREN						
GRANTEE: MURRAY GERALD LAMAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S26 E51 N26 $.

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	0940	SHEDS/PORT	0	0	8	16	128.00	SF	30.00	30.00	100	1986	1986	3	20	768	
2	1242	WD DECK A	0	0	16	20	320.00	SF	10.00	10.00	100	1987	1987	3	20	640	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
4	1242	WD DECK A	0	0	14	8	112.00	SF	10.00	10.00	100	1987	1987	3	20	224	

LAND DESCRIPTION

TOTAL OB/XF 3,732

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	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							

REVIEW DATE 07/13/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS