BLOCK 8 LOT 23
IN OR 1729/1781
LOFTON BLUFF # 3 PB 4/108

HALL SCOTT J
85135 PHILLIPS RD
YULEE, FL 32097

2023

43-2N-27-4622-0008-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

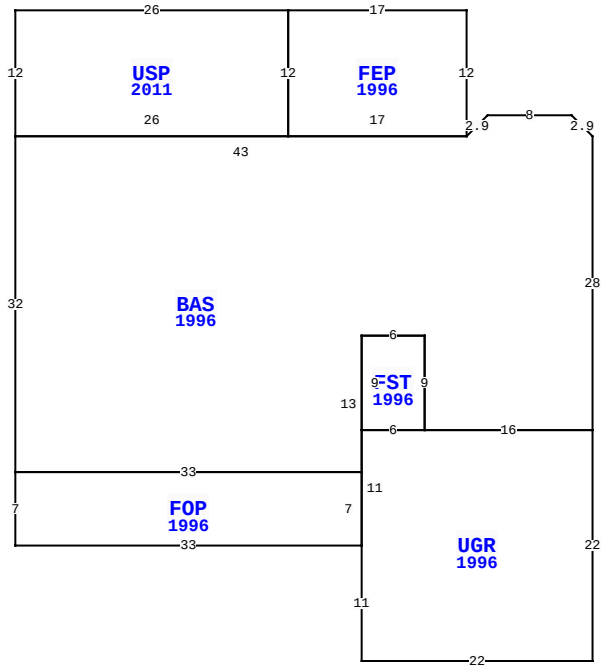
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,638	100	1,638	145,081
FEP	204	80	163	14,437
FOP	231	30	69	6,111
FST	54	55	30	2,657
UGR	484	45	218	19,308
USP	312	30	94	8,326
TOTALS	2,923		2,212	195,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	116.4828	105.13	232,548	1996	2001	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2023 Heated Area: 1638 HX Base Yr



85135 PHILLIPS RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,771
TOTAL MARKET OB/XF VALUE		6,602
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		293,373
SOH/AGL Deduction		0
ASSESSED VALUE		293,373
TOTAL EXEMPTION VALUE	13	293,373
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		293,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1156	NEW CONSTR	65,752	02/05/1996
94 01447	GARAGE	9,724	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1729/1781	3/10/2011	QC	U	I	11	100
GRANTOR: HALL SCOTT J & DINA L						
GRANTEE: HALL SCOTT J						
1175/0446	9/25/2003	WD	Q	I		181,000
GRANTOR: GATZ CHARLES V & SACH						
GRANTEE: HALL SCOTT J & DINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] U2 L2 W8 D2 L2 FEP=[YR=1996] N12 W17
USP=[YR=2011] W26 S12 E26 N12 $ S12 E17 $ W43 S32
FOP=[YR=1996] S7 E33 UGR=[YR=1996] S11 E22 N22 W16
FST=[YR=1996] N9 W6 S9 E6 $ W6 S11 $N7 W33 $ E33 N13 E6 S9
E16 N28$.

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	0811	CONCRETE B	0	100	0	0	1,465.00	SF	5.20	5.20	100	1997	1997	3	75	5,714	
3	1242	WD DECK A	0	100	0	0	222.00	SF	20.00	20.00	100	2000	2000	3	20	888	

LAND DESCRIPTION

TOTAL OB/XF 6,602

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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

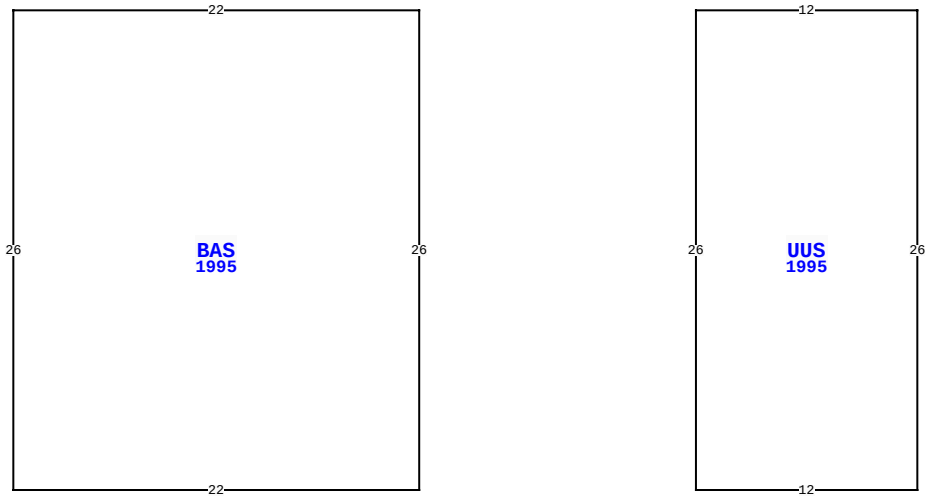
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	572	8,524
UUS	312	50	156	2,325
TOTALS	884		728	10,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	728	83.4900	29.22	21,272	1995	1995	0	0	0	49.00	51.00

2 GARAGE RES – 100% - 2023 Heated Area: 572 HX Base Yr



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1175/0446	9/25/2003	WD	Q	I		181,000
GRANTOR: GATZ CHARLES V & SACH						
GRANTEE: HALL SCOTT J & DINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W22 S26 E22 N26 $ PTR= E15 UUS=[YR=1995] E12 S26 W12 N26 $ W15 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS