BLOCK 8 LOT 27
IN OR 399 PG 591
LOFTON BLUFF 3 PB 4/108

ELLIS RUTH
85015 PHILLIPS ROAD
YULEE, FL 32097

**2023**

**43-2N-27-4622-0008-0270**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

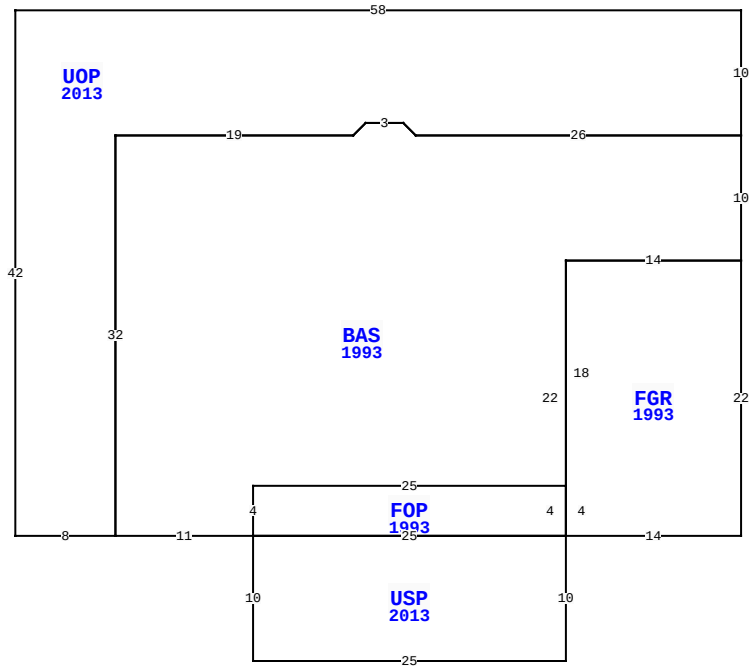
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD ON PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 | 1,296 | 100 | 1,296 | 82,784 |
| FGR | 308 | 55 | 169 | 10,795 |
| FOP | 100 | 30 | 30 | 1,916 |
| UOP | 832 | 20 | 166 | 10,604 |
| USP | 250 | 30 | 75 | 4,791 |
| TOTALS | 2,786 | | 1,736 | 110,890 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,736 | 95.0000 | 85.74 | 148,845 | 1986 | 1986 | 0 | 0 | 0 | 25.50 | 74.50 |

1 SINGLE FAM – 100% - 1987 Heated Area: 1296 HX Base Yr 1987




85015 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 | | 110,890 |
| TOTAL MARKET OB/XF VALUE | | 1,080 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 191,970 |
| SOH/AGL Deduction | | 103,260 |
| ASSESSED VALUE | | 88,710 |
| TOTAL EXEMPTION VALUE | HX HB WX SL | 88,710 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 191,970 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 153,343 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0399/0591 | 9/01/1983 | WD | Q | V | | 11,500 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2013] W58 S42 E8 BAS=[YR=1993] E11 USP=[YR=2013] S10 E25 N10 FGR=[YR=1993] E14 N22 W14 S18 FOP=[YR=1993] W25 S4 E25 N4$ S4$ W25$ E25 N22 E14 N10 W26 U1 L1 W3 D1 L1 W19 S32$ N32 E19 U1 R1 E3 D1 R1 E26 N10$.

## 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 | 0801 | ASPHALT A | 0 | 100 | 0 | 0 | 720.00 | SF | 3.00 | 3.00 | 100 | 2000 | 2000 | 3 | 50 | 1,080 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,080

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 07/31/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS