BLOCK 9 LOT 28 R 107774
IN OR 634 PG 1162
LOFTON BLUFF #3 PB 4/108

TURLINGTON RALPH T & JUDY D
85276 PHILLIPS ROAD
YULEE, FL 32097

2023

43-2N-27-4622-0009-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

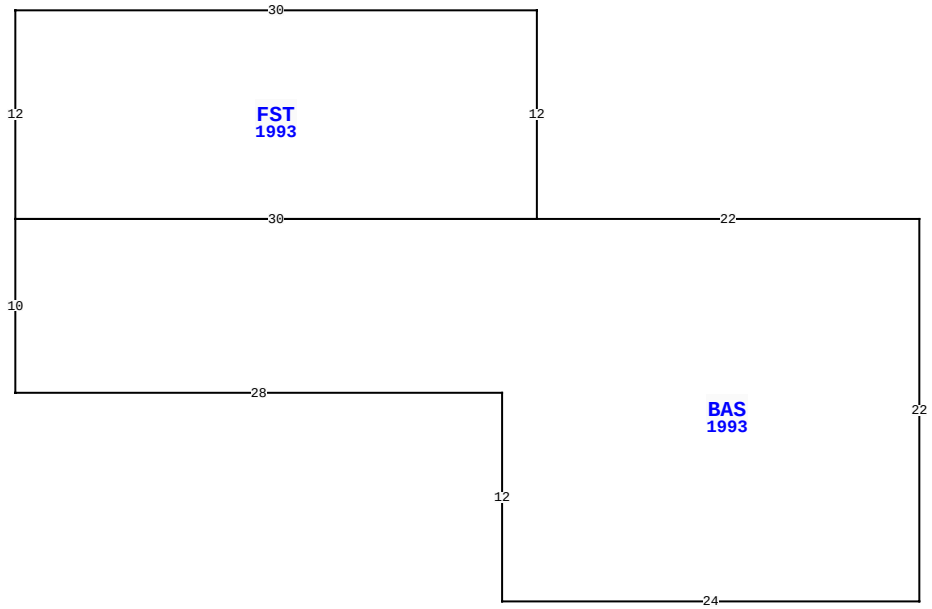
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02
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	808	100	808	9,022
FST	360	65	234	2,613
TOTALS	1,168		1,042	11,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,042	57.2600	37.22	38,783	1968	1968	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 808 HX Base Yr



85276 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	11,635
TOTAL MARKET OB/XF VALUE	1,715
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	93,350
SOH/AGL Deduction	38,143
ASSESSED VALUE	55,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,207
TOTAL JUST VALUE	93,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00826	ADDITION	3,264	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0634/1162	8/28/1991	WD	U	I	10	8,900

GRANTOR: PHILIPS ELISE ETAL

GRANTEE: TURLINGTON RALPH &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FST=[YR=1993] N12 W30 S12 E30$ W30 S10 E28 S12 E24 N22$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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 07/28/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS