BLOCK 9 PT OF LOT 32
IN OR 1026/1139
LOFTON BLUFF 3 PB 4/108

MCCOY RICHARD A & VIRGINIA E
85428 PHILLIPS ROAD
YULEE, FL 32097

2023

43-2N-27-4622-0009-0321

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

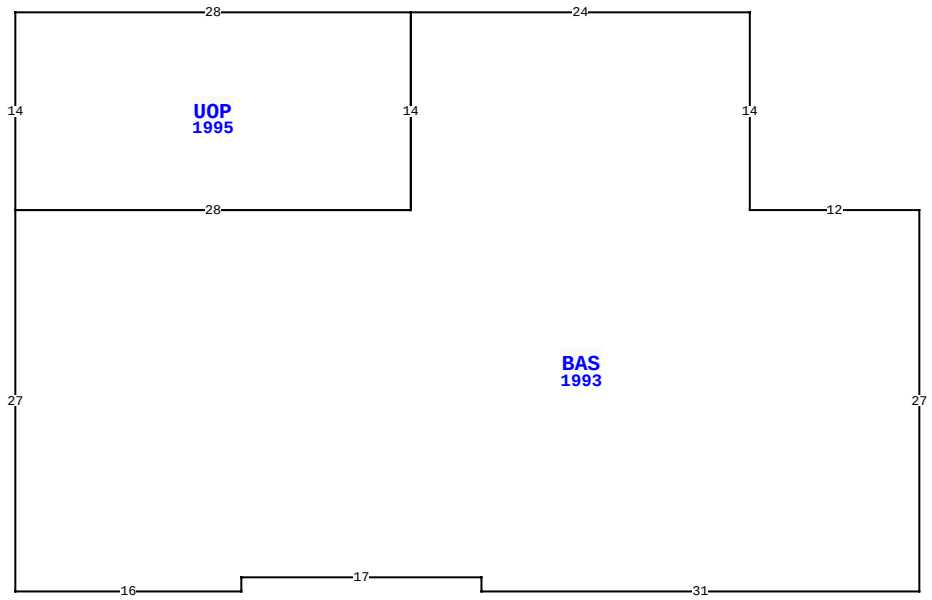
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,047	100	2,047	46,782
UOP	392	25	98	2,240
TOTALS	2,439		2,145	49,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,145	117.2000	76.18	163,406	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2002 Heated Area: 2047 HX Base Yr 2002



85428 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		49,022
TOTAL MARKET OB/XF VALUE		4,260
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		133,282
SOH/AGL Deduction		78,123
ASSESSED VALUE		55,159
TOTAL EXEMPTION VALUE	HX HB	30,159
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		133,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-285	MH MOVE-ON	52,000	12/01/1993
7718	MH MOVE-ON	20,000	02/14/1989
7416	MH MOVE-ON	10,000	08/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1026/1139	12/26/2001	QC	U	I	07	100
GRANTOR: MCCOY RICHARD A						
GRANTEE: MCCOY RICHARD A & V						
1018/1952	11/09/2001	QC	U	I	01	34,800
GRANTOR: MCCOY RICHARD A						
GRANTEE: MCCOY RICHARD A & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N14 W24 UOP=[YR=1995] W28 S14 E28 N14$ S14 W28 S27 E16 N1 E17 S1 E31 N27$.

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	0803	ASPHALT C	0	100	0	0	1,782.00	SF	1.20	1.20	100	1984	1984	3	50	1,069	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	1990	1990	3	20	386	
3	0940	SHEDS/PORT	0	100	6	6	36.00	SF	20.10	20.10	100	1990	1990	3	20	145	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 4,260

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	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 07/11/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS