

BLOCK 9 LOT 36 (EX S-1)  
IN OR 1720/1138  
R107772 & R107773

HUTCHISON JUDITH L  
85560 PHILIPS ROAD  
YULEE, FL 32097

2023

43-2N-27-4622-0009-0360



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LVT/LAMMT 50   |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 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       | 2,228            | 100         | 2,228        | 197,922              |
| FCP       | 600              | 25          | 150          | 13,325               |
| FOP       | 122              | 30          | 37           | 3,287                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,950 |  | 2,415 | 214,533 |
|--------|-------|--|-------|---------|

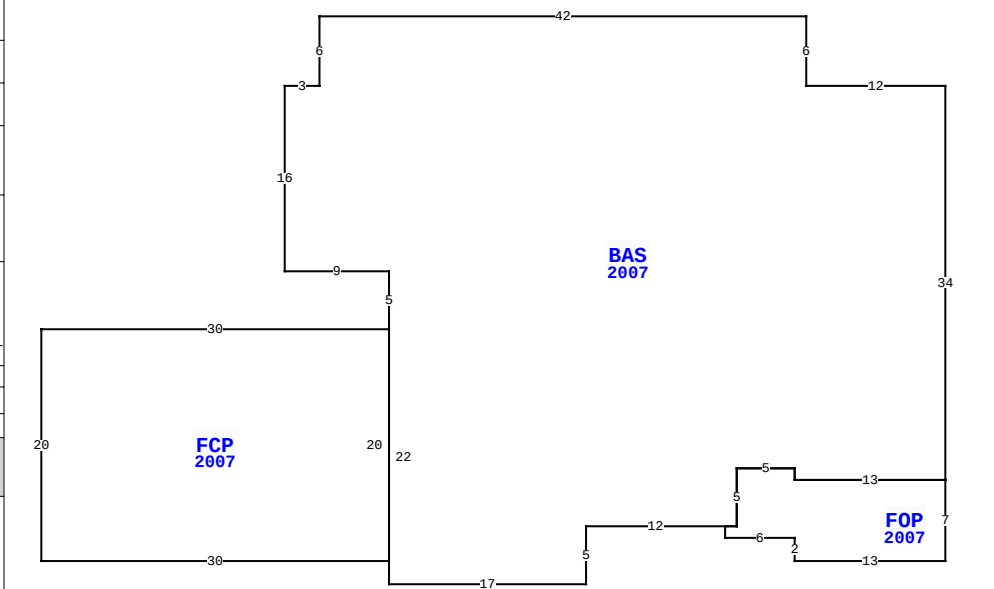
#### EXTRA FEATURES

| 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 |
|-----|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 2   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 63.00    | SF | 6.50     | 6.50           | 100       | 2007    | 2007        | 3 | 89     | 364             |       |
| 3   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 6,283.00 | SF | 4.00     | 4.00           | 100       | 2007    | 2007        | 3 | 89     | 22,367          |       |
| 4   | 0810       | CONCRETE A  | 0   | 100 | 25 | 18 | 43.00    | SF | 6.50     | 6.50           | 100       | 2007    | 2007        | 3 | 89     | 249             |       |
| 5   | 0510       | GARAGE WD-  | 0   | 100 | 25 | 28 | 700.00   | SF | 35.00    | 35.00          | 100       | 2007    | 2007        | 3 | 52     | 12,740          |       |
| 6   | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2007    | 2007        | 3 | 92     | 1,840           |       |
| 7   | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 1,612.00 | SF | 5.20     | 5.20           | 100       | 2012    | 2012        | 3 | 94     | 7,879           |       |
| 8   | 1076       | TRELLIS A   | 0   | 100 | 14 | 12 | 168.00   | SF | 7.50     | 7.50           | 100       | 2012    | 2012        | 3 | 71     | 895             |       |
| 9   | 0911       | SCRN RM A   | 0   | 100 | 0  | 0  | 1,320.00 | SF | 17.50    | 17.50          | 100       | 2016    | 2016        | 3 | 78     | 18,018          |       |
| 10  | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 1,020.00 | SF | 7.25     | 7.25           | 100       | 2016    | 2016        | 3 | 97     | 7,173           |       |

#### LAND DESCRIPTION

| LAND USE DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|----------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N                  | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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     |                             |      |         |      |     |    |        |
|                      |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|                      |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|                      |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|                      |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|                      |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |

| MARKET ADJUSTMENTS         |     |           |             |                |                |      |      |      |      |   |      |        |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0100                       | 01  | 2,415     | 105.8400    | 95.52          | 230,681        | 2007 | 2007 | 0    | 0    | 0 | 7.00 | 93.00  |
| 1 SINGLE FAM - 100% - 2008 |     |           |             |                |                |      |      |      |      |   |      |        |
| Heated Area: 2228          |     |           |             |                |                |      |      |      |      |   |      |        |
| HX Base Yr 2008            |     |           |             |                |                |      |      |      |      |   |      |        |



|          |            |      |
|----------|------------|------|
| BLD DATE | 03/27/2008 | KKJW |
| XF DATE  |            |      |
| INC DATE |            |      |

85560 PHILLIPS RD, YULEE

|           |  |
|-----------|--|
| LGL DATE  |  |
| LAND DATE |  |
| AG DATE   |  |

#### NASSAU COUNTY PROPERTY

| VALUATION BY              | STANDARD  |         |
|---------------------------|-----------|---------|
| Tax Group: 4              | Tax Dist: |         |
| BUILDING MARKET VALUE     |           | 223,403 |
| TOTAL MARKET OB/XF VALUE  |           | 71,525  |
| TOTAL LAND VALUE - MARKET |           | 80,000  |
| TOTAL MARKET VALUE        |           | 374,928 |
| SOH/AGL Deduction         |           | 168,802 |
| ASSESSED VALUE            |           | 206,126 |
| TOTAL EXEMPTION VALUE     | HX HB WX  | 55,000  |
| BASE TAXABLE VALUE        |           | 151,126 |
| TOTAL JUST VALUE          |           | 374,928 |
| NCON VALUE                |           | 0       |
| INCOME VALUE              |           |         |
| PREVIOUS YEAR MKT VALUE   |           | 280,362 |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| E25315     | ELEC OTHER  | 0      | 08/01/2012 |
| B26275     | SWIM POOL   | 17,141 | 08/01/2012 |
| E19149     | ELEC OTHER  | 6,500  | 04/01/2007 |
| M12843     | MECH OTHER  | 0      | 04/01/2007 |
| C19552     | CO ISSUED   | 0      | 03/01/2007 |
| R10145     | REPAIR/RRF  | 3,600  | 03/01/2007 |

| SALES DATA                   |           |           |     |     |        |            |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1720/1138                    | 1/20/2011 | WD U      | I   | I   | 30     | 100        |
| GRANTOR: HUTCHISON DAVID A   |           |           |     |     |        |            |
| GRANTEE: HUTCHISON DAVID A & |           |           |     |     |        |            |
| 1399/1277                    | 3/28/2006 | WD U      | I   | I   | 06     | 100        |
| GRANTOR: MARCELLI DAVID M    |           |           |     |     |        |            |
| GRANTEE: HUTCHISON DAVID A   |           |           |     |     |        |            |

#### BUILDING NOTES

#### BUILDING DIMENSIONS

BAS=[YR=2007] W12 N6 W42 S6 W3 S16 E9 S5 FCP=[YR=2007] W30 S20 E30 N20 \$ S22 E17 N5 E12 FOP=[YR=2007] S1 E6 S2 E13 N7 W13 N1 W5 S5 W1\$ E1 N5 E5 S1 E13 N34\$.

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