

BLOCK 5 LOT 7
IN OR 710 PG 134
LOFTON BLUFF # 2 PB 4/92 & 93

SHEPHERD HAROLD A JR & CLAIRE
85595 PHILLIPS ROAD
YULEE, FL 32097

2024

43-2N-27-4621-0005-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	03
DOR CODE	0100

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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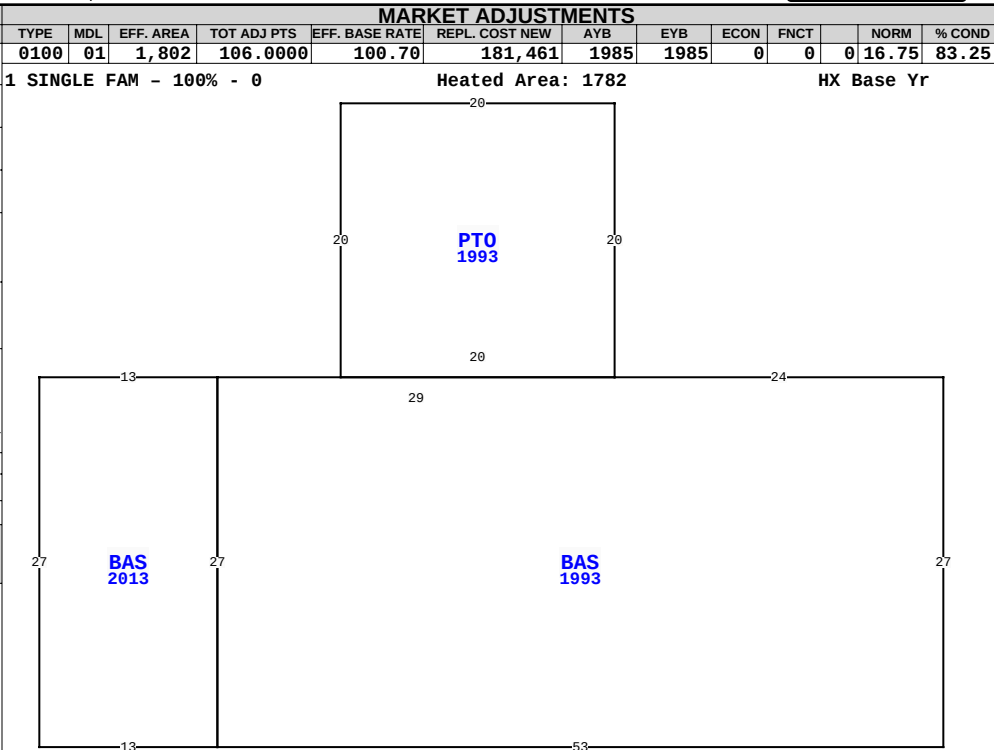
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	1,431	119,965
BAS	351	100	351	29,426
PTO	400	5	20	1,677

TOTALS	2,182	1,802	151,066
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,094.00	SF	4.00
2	0810	CONCRETE A	0	100	48	9	432.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00
5	0680	POLE SHED	0	100	16	20	320.00	SF	10.00
6	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00
7	0351	CARPORT MT	0	100	25	12	300.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

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

TOTAL OB/XF									
18,424									

Total Acres: 0.00	Total Land Value: 80,000	Market: 0	Agricultural: 0	Common: 80,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	151,066		
TOTAL MARKET OB/XF VALUE	18,424		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	249,490		
SOH/AGL Deduction	121,137		
ASSESSED VALUE	128,353		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	78,353		
TOTAL JUST VALUE	249,490		
NCON VALUE	3,040		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	239,904		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008557	300 SF CARPORT	500	07/05/2023
962968	GARAGE	11,424	07/16/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0710/0134	7/28/1994	WD	Q	I	
GRANTOR: CARROLL ALAN & THERES					SALE PRICE
GRANTEE: SHEPHERD HAROLD JR					
0425/0806	7/01/1984	WD	Q	V	
GRANTOR:					8,800
GRANTEE:					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W24 PT0=[YR=1993] N20 W20 S20 E20 \$ W29									
BAS=[YR=2013] W13 S27 E13 N27 \$ S27 E53 N27 \$.									