BLOCK 8 LOT 11
LOFTON BLUFF 3 PB 4/108

MEJIA CINTHYA/FORD MICHAEL AUSTIN
85481 PHILLIPS RD
YULEE, FL 32097

2024

43-2N-27-4622-0008-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

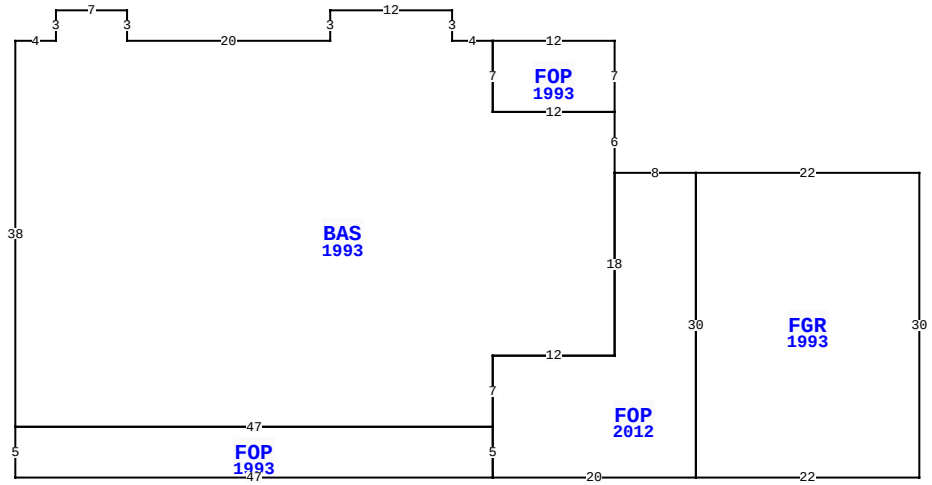
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,131	100	2,131	183,275
FGR	660	55	363	31,219
FOP	84	30	25	2,151
FOP	235	30	70	6,021
FOP	384	30	115	9,891
TOTALS	3,494		2,704	232,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,704	107.1360	101.78	275,213	1992	1992	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2131 HX Base Yr 2024



85481 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		232,555
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		312,555
SOH/AGL Deduction		128,679
ASSESSED VALUE		183,876
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,876
TOTAL JUST VALUE		312,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313473	ROOF	9,000	05/01/2013
4611	NEW CONSTR	2,400	01/31/1992
7885	TEMP POLE	0	12/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2665/1902	9/08/2023	WD	Q	I	01	350,000
GRANTOR: POIRIER DAVID E						
GRANTEE: MEJIA CINTHYA						
2665/1897	8/31/2023	TD	U	I	11	100
GRANTOR: THEM THAT TRUST						
GRANTEE: POIRIER DAVID E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-30,0] N6 W12 N7 W4 N3 W12 S3 W20 N3 W7 S3 W4 S38 E47 N7 E12 N18 $
FGR=[YR=1993;ORIG=0,0] W22 S30 E22 N30 $
FOP=[YR=2012;ORIG=-22,0] W8 S18 W12 S7 S5 E20 N30 $
FOP=[YR=1993;ORIG=-89,25] S5 E47 N5 W47 $
FOP=[YR=1993;ORIG=-30,-6] N7 W12 S7 E12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS