

BLOCK 8 LOT 12 IN OR 1100/1031
LOFTON BLUFF 3 PB 4/108

LEMEN MELISSA W
85427 PHILLIPS ROAD
YULEE, FL 32097

2024

43-2N-27-4622-0008-0120



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	25	MOD METAL 100	0820	02	867	105.6000	73.92	64,089	1984	1984	0	0	0	70.00	30.00	STANDARD													
Roof Structure	03	GABLE/HIP 100	1 M/H 93- - 0% - 0										Heated Area: 784					HX Base Yr											
Roof Cover	12	MODULAR MT 100																											
Interior Wall	04	PLYWOOD 100																											
Interior Floor	14	CARPET 90																											
Interior Floor	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	04	DIST 01 100																											
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	784	100	784	17,386																									
USP	96	50	48	1,064																									
UST	64	55	35	776																									
TOTALS			944		867	19,227										85451 PHILLIPS RD, YULEE													
EXTRA FEATURES													BLD DATE					LGL DATE											
													XF DATE					LAND DATE											
													INC DATE					AG DATE											
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												
1	1242	WD DECK A	0	0	6	18	108.00	SF	10.00	10.00	100	1992	1992	3	20	216													
2	1242	WD DECK A	0	0	8	9	72.00	SF	10.00	10.00	100	1992	1992	3	20	144													
3	0201	BARN WD 10	0	0	54	30	1,620.00	SF	17.00	17.00	100	2007	2007	3	48	13,219													
LAND DESCRIPTION										TOTAL OB/XF										13,579									
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	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												