

BLOCK 8 LOT 13
IN OR 1050/1330
LOFTON BLUFF 3 PB 4/108

LEMEN MELISSA W
85427 PHILLIPS ROAD
YULEE, FL 32097

2024

43-2N-27-4622-0008-0130



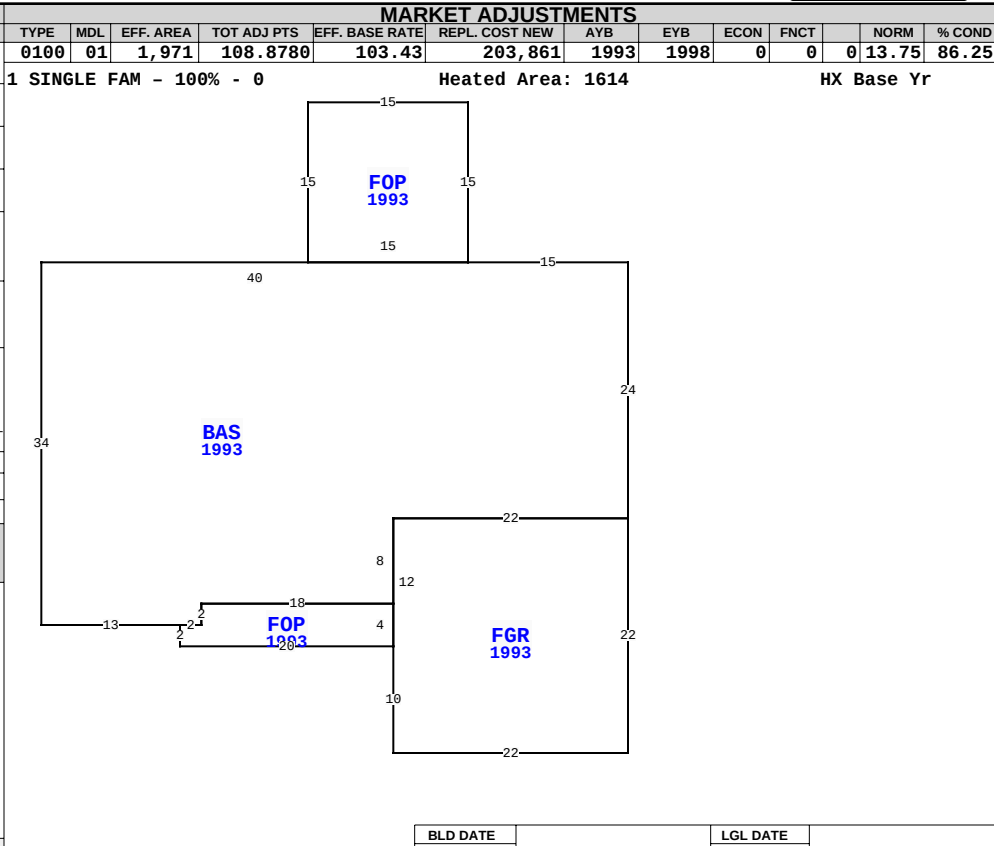
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,614	100	1,614	143,982
FGR	484	55	266	23,729
FOP	76	30	23	2,052
FOP	225	30	68	6,066
TOTALS	2,399		1,971	175,830

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50	100	1993
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993
3	0812	CONCRETE C	0 100	0	0	1,750.00	SF	4.00	4.00	100	2000

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



85427 PHILLIPS RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
9,836	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
80,000.00	80,000.00	80,000									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		175,830	
TOTAL MARKET OB/XF VALUE		9,836	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		265,666	
SOH/AGL Deduction		141,698	
ASSESSED VALUE		123,968	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		73,968	
TOTAL JUST VALUE		265,666	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,134	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1050/1330	4/18/2002	WD	U	I	01	100	
GRANTOR: LEMEN CHARLES PAUL							
GRANTEE: LEMEN MELISSA W							
0483/0176	2/01/1986	WD	Q	V		10,900	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W15 FOP=[YR=1993] N15 W15 S15 E15 \$ W40 S34 E13 FOP=[YR=1993] S2 E20 FGR=[YR=1993] S10 E22 N22 W22 S12 \$ N4 W18 S2 W2 \$ E2 N2 E18 N8 E22 N24 \$.											