BLOCK 8 LOT 14
IN OR 1687/804
LOFTON BLUFF # 3 PB 4/108

WHEELDON JESSICA D
85391 PHILLIPS ROAD
YULEE, FL 32097

2024

43-2N-27-4622-0008-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

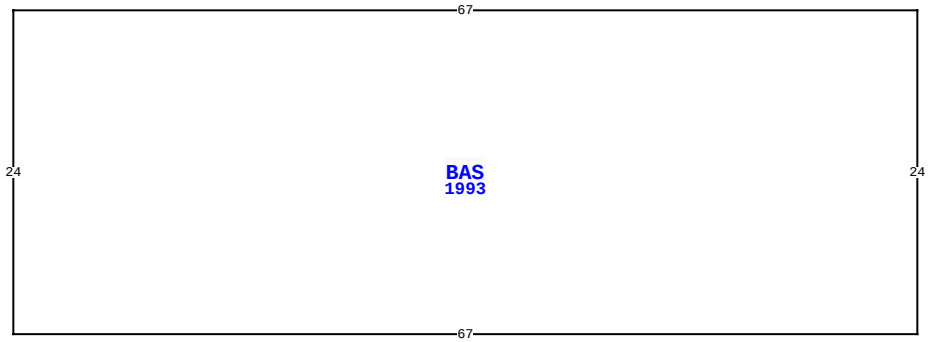
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1,608	36,199
TOTALS	1,608		1,608	36,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,608	107.2000	75.04	120,664	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1608 HX Base Yr



85391 PHILLIPS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		36,199
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		116,199
SOH/AGL Deduction		75,606
ASSESSED VALUE		40,593
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,593
TOTAL JUST VALUE		116,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,075

BLDG:1:4: 1982 GUER (1983)
BLDG:1:1: DW/MH/ID GDLCFL09825527(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-0325	REPAIR/RRF	4,807	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1687/0804	7/01/2010	WD	U	I	30	100
GRANTOR: WHEELDON CARLTON H						
GRANTEE: WHEELDON CARLTON H						
1551/1020	2/19/2008	WD	U	I	10	100
GRANTOR: MITCHELL FRANK T & BE						
GRANTEE: WHEELDON CARLTON H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S24 E67 N24$.

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	000102	C	SFR/MH	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 06/11/2024 BY KWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS