BLOCK 8 LOT 15
LOFTON BLUFF 3 PB 4/108

CARTRETTE JEREMY C & TIFFANY
85361 PHILLIPS RD
YULEE, FL 32097

2024

43-2N-27-4622-0008-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

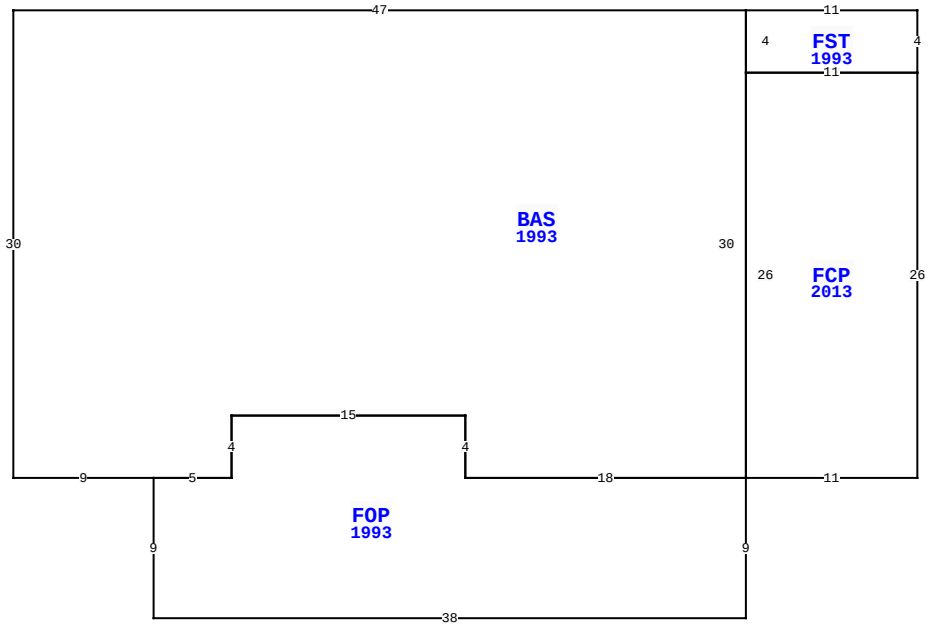
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	118,704
FCP	286	25	72	6,331
FOP	402	30	121	10,639
FST	44	55	24	2,110
TOTALS	2,082		1,567	137,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,567	111.1800	105.62	165,507	1985	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2016 Heated Area: 1350 HX Base Yr 2016



85361 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		137,785
TOTAL MARKET OB/XF VALUE		2,375
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		220,160
SOH/AGL Deduction		98,826
ASSESSED VALUE		121,334
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,334
TOTAL JUST VALUE		220,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0138	3/18/2023	WD	U	I	11	100
GRANTOR: CARTRETTE JEREMY C						
GRANTEE: CARTRETTE JEREMY C						
1841/1832	2/22/2013	WD	Q	I	02	125,000
GRANTOR: ADAMS SCOTT E & ANGEL						
GRANTEE: CARTRETTE JEREMY C						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W47 S30 E9 FOP=[YR=1993] S9 E38 N9 W18 N4 W15 S4 W5$ E5 N4 E15 S4 E18 FCP=[YR=2013] E11 N26 W11 S26$ N30$ S4 E11 N4$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	16	13	208.00	SF	6.50	6.50	100	1985	1985	3	47	635	
2	0803	ASPHALT C	0	100	0	0	1,740.00	SF	2.00	2.00	100	1991	1991	3	50	1,740	

LAND DESCRIPTION

TOTAL OB/XF 2,375

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS