

BLOCK 9 LOT 23
EX FPL ESMT OR 391/398
LOFTON BLUFF 3 PB 4/108

LAMB JANICE N L/E/
85140 PHILLIPS RD
YULEE, FL 32097

2024

43-2N-27-4622-0009-0230



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	1,390	100	1,390	116,725
FSP	176	40	70	5,879
UDG	768	55	422	35,438
UDS	384	60	230	19,314
TOTALS	2,718		2,112	177,355

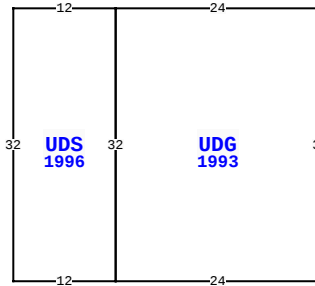
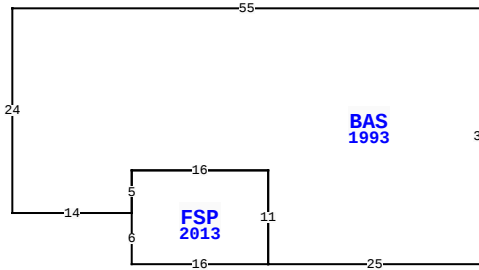
EXTRA FEATURES

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
1	0812	CONCRETE C	0 100	10	100	1,000.00	SF	4.00	4.00	100	1986	1986	3	49.5	1,980	
2	0812	CONCRETE C	0 100	24	40	960.00	SF	4.00	4.00	100	1986	1986	3	49.5	1,901	
3	0754	FOP	0 100	12	16	192.00	SF	15.00	15.00	100	1994	1994	3	20	576	
4	0812	CONCRETE C	0 100	0	0	605.00	SF	4.00	4.00	100	1986	1986	3	49.5	1,198	

LAND DESCRIPTION

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	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							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,112	106.8200	101.48	214,326	1983	1983	0	0	0	17.25	82.75	
1 SINGLE FAM - 100% - 2018					Heated Area: 1390					HX Base Yr 2018			



NASSAU COUNTY PROPERTY														PAGE 1 of 1										4
VALUATION SUMMARY														STANDARD										
VALUATION BY														Tax Group: 4										
BUILDING MARKET VALUE														Tax Dist:										
TOTAL MARKET OB/XF VALUE														177,355										
TOTAL LAND VALUE - MARKET														80,000										
TOTAL MARKET VALUE														263,010										
SOH/AGL Deduction														110,648										
ASSESSED VALUE														152,362										
TOTAL EXEMPTION VALUE														HX HB VX WX SX										
BASE TAXABLE VALUE														42,362										
TOTAL JUST VALUE														263,010										
NCON VALUE														0										
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE														254,914										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970650	REPAIR/RRF	2,300	10/01/1997
3153	XF0B	800	01/17/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2570/0351	6/08/2022	WD	U	I	11	100	
GRANTOR: LAMB JANICE N F/K/A J							
GRANTEE: MAYNARD JESSICA							
1667/1914	10/10/2003	WD	U	I	11	100	
GRANTOR: MORRIS WALTON E SR &							
GRANTEE: HAMBLETT LEONARD &							

BUILDING NOTES

BUILDING DIMENSIONS									
BAS=[YR=1993] W55 S24 E14 FSP=[YR=2013] S6 E16 N11 W16 S5 \$ N5 E16 S11 E25N30 \$ PTR= E15 UDS=[YR=1996] E12 UDG=[YR=1993] E24 S32 W24 N32\$ S32 W12 N32\$ W15\$.									