BLOCK 9 LOT 25
2003 FTWD DW/MH
LOFTON BLUFF 3 PB 4/108

DICKEY BRIAN A
85198 PHILLIPS RD
YULEE, FL 32097

**2024**

**43-2N-27-4622-0009-0250**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 |
| Quality | 03 | Quality Level 03 |

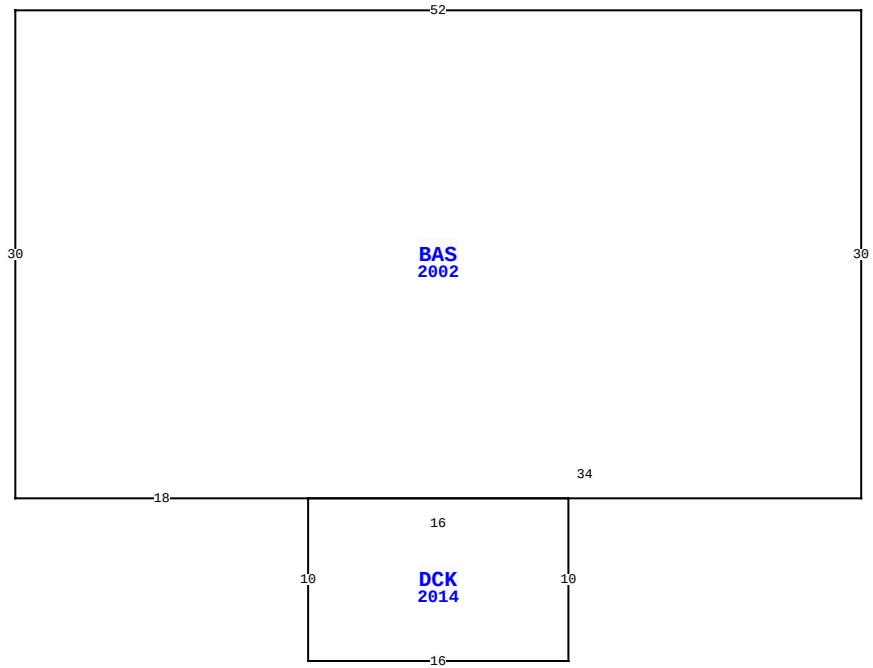
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,560 | 100 | 1,560 | 72,072 |
| DCK | 160 | 15 | 24 | 1,109 |
| TOTALS | 1,720 | | 1,584 | 73,181 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,584 | 123.2000 | 92.40 | 146,362 | 2002 | 2002 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 100% - 2022 Heated Area: 1560 HX Base Yr 2022




85198 PHILLIPS RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 10/30/2019 | KKA | LGL DATE | |
| XF DATE | 10/30/2019 | KKA | LAND DATE | 10/30/2019 KKA |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 73,181 |
| TOTAL MARKET OB/XF VALUE | | 4,496 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 157,677 |
| SOH/AGL Deduction | | 35,961 |
| ASSESSED VALUE | | 121,716 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 71,716 |
| TOTAL JUST VALUE | | 157,677 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 156,042 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429202 | FRNTFOP | 3,398 | 08/01/2014 |
| B22020 | XFOB | 9,504 | 10/01/2008 |
| B0310864 | XFOB | 7,920 | 01/01/2003 |
| B0210030 | FOUNDATION | 1,400 | 07/01/2002 |
| MH023898 | MH MOVE-ON | 0 | 07/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2456/1843 | 4/19/2021 | WD | Q | I | 01 | 120,000 |
| GRANTOR: LICCARDI DONALD E & G | | | | | | |
| GRANTEE: DICKEY BRIAN A | | | | | | |
| 1988/1878 | 6/15/2015 | QC | U | I | 11 | 100 |
| GRANTOR: LICCARDI DONALD EUGEN | | | | | | |
| GRANTEE: LICCARDI DONALD EUG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W52 S30E18 DCK=[YR=2014] S10 E16 N10 W16 $ E34 N30$ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 12 | 288.00 | SF | 30.00 | 30.00 | 100 | 2009 | 2009 | 3 | 40 | 3,456 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 20 | 8 | 160.00 | SF | 10.00 | 10.00 | 100 | 2014 | 2014 | 3 | 65 | 1,040 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,496

| 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 | 000102 | C | SFR/MH | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 10/30/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS