BLOCK 9 LOT 36 (EX S-1)
IN OR 1720/1138
R107772 & R107773

HUTCHISON JUDITH L
85560 PHILIPS ROAD
YULEE, FL 32097

2024

43-2N-27-4622-0009-0360

BUILDING CHARACTERISTICS

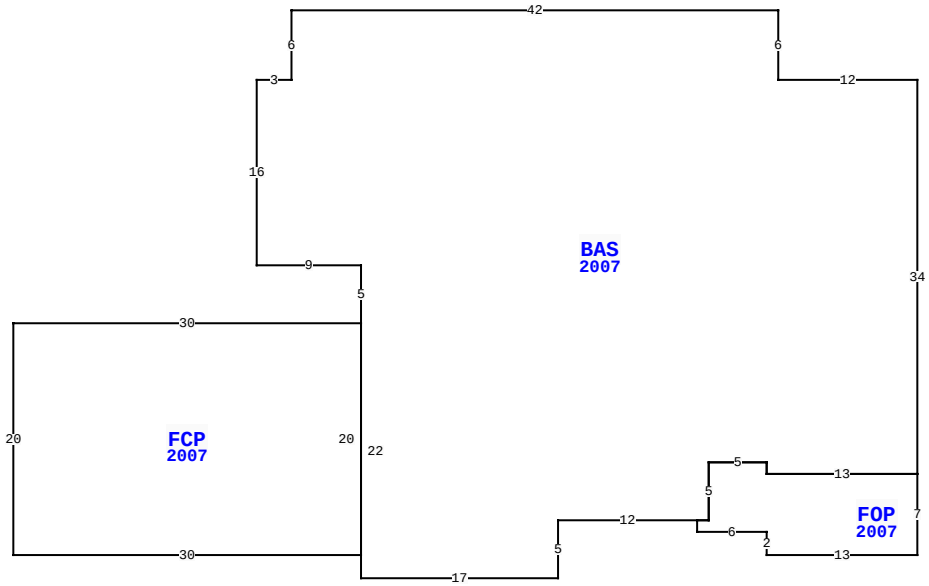
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,228	100	2,228	207,223
FCP	600	25	150	13,952
FOP	122	30	37	3,441
TOTALS	2,950		2,415	224,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,415	105.8400	100.55	242,828	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2008 Heated Area: 2228 HX Base Yr 2008



85560 PHILLIPS RD, YULEE

BLD DATE	03/27/2008	KKJW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,486
TOTAL MARKET OB/XF VALUE		69,148
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		382,634
SOH/AGL Deduction		170,324
ASSESSED VALUE		212,310
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		157,310
TOTAL JUST VALUE		382,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25315	ELEC OTHER	0	08/01/2012
B26275	SWIM POOL	17,141	08/01/2012
E19149	ELEC OTHER	6,500	04/01/2007
M12843	MECH OTHER	0	04/01/2007
C19552	CO ISSUED	0	03/01/2007
R10145	REPAIR/RRF	3,600	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1720/1138	1/20/2011	WD	U	I	30	100
GRANTOR: HUTCHISON DAVID A						
GRANTEE: HUTCHISON DAVID A &						
1399/1277	3/28/2006	WD	U	I	06	100
GRANTOR: MARCELLI DAVID M						
GRANTEE: HUTCHISON DAVID A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 N6 W42 S6 W3 S16 E9 S5 FCP=[YR=2007] W30 S20 E30 N20 $ S22 E17 N5 E12 FOP=[YR=2007] S1 E6 S2 E13 N7 W13 N1 W5 S5 W1$ E1 N5 E5 S1 E13 N34$.

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	0	0	63.00	SF	6.50	6.50	100	2007	2007	3	88	360	
2	0812	CONCRETE C	0	100	0	0	6,283.00	SF	4.00	4.00	100	2007	2007	3	88	22,116	
3	0810	CONCRETE A	0	100	25	18	43.00	SF	6.50	6.50	100	2007	2007	3	88	246	
4	0510	GARAGE WD-	0	100	25	28	700.00	SF	35.00	35.00	100	2007	2007	3	48	11,760	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
6	0811	CONCRETE B	0	100	0	0	1,612.00	SF	5.20	5.20	100	2012	2012	3	93	7,796	
7	1076	TRELLIS A	0	100	14	12	168.00	SF	7.50	7.50	100	2012	2012	3	68	857	
8	0911	SCRN RM A	0	100	0	0	1,320.00	SF	17.50	17.50	100	2016	2016	3	74	17,094	
9	0845	KOOL DECK	0	100	0	0	1,020.00	SF	7.25	7.25	100	2016	2016	3	96	7,099	

LAND DESCRIPTION

TOTAL OB/XF 69,148

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

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R107772 & R107773

HUTCHISON JUDITH L
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2024

43-2N-27-4622-0009-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

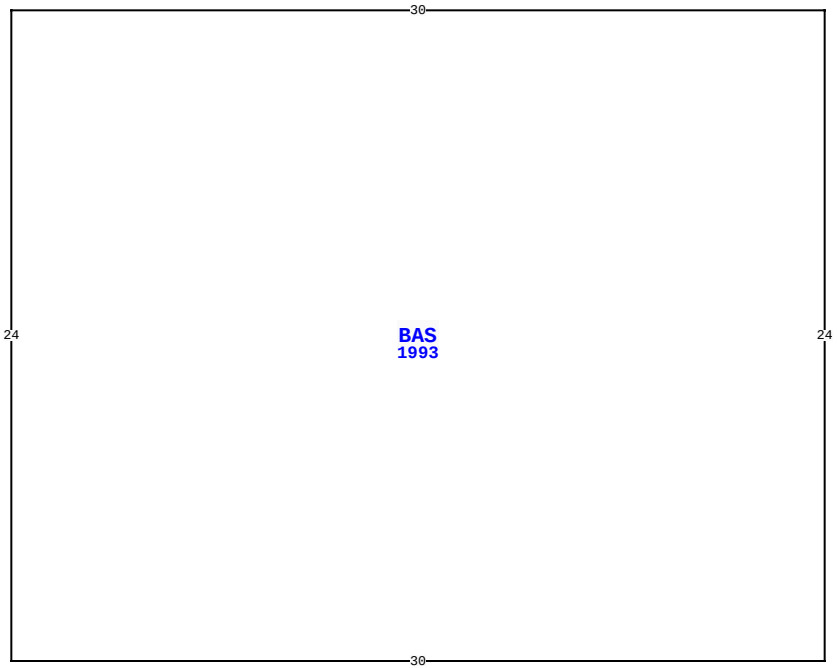
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	8,871
TOTALS	720		720	8,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	70.4000	24.64	17,741	1993	1993	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2008 Heated Area: 720 HX Base Yr 2008



85560 PHILLIPS RD, YULEE

BLD DATE	03/27/2008 KKJW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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BASE TAXABLE VALUE		157,310
TOTAL JUST VALUE		382,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19552	NEW CONSTR	232,000	03/01/2007
0589	GARAGE	12,240	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1720/1138	1/20/2011	WD	U	I	30	100
GRANTOR: HUTCHISON DAVID A						
GRANTEE: HUTCHISON DAVID A &						
1399/1277	3/28/2006	WD	U	I	06	100
GRANTOR: MARCELLI DAVID M						
GRANTEE: HUTCHISON DAVID A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S24 E30 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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