LOT 39
IN OR 705 PG 798
WILSON NECK HILLS PB 4/62

PHIPPS DAVID C & SAUNDRA E
85320 LINDA ROAD
YULEE, FL 32097

2024

43-2N-27-4642-0039-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

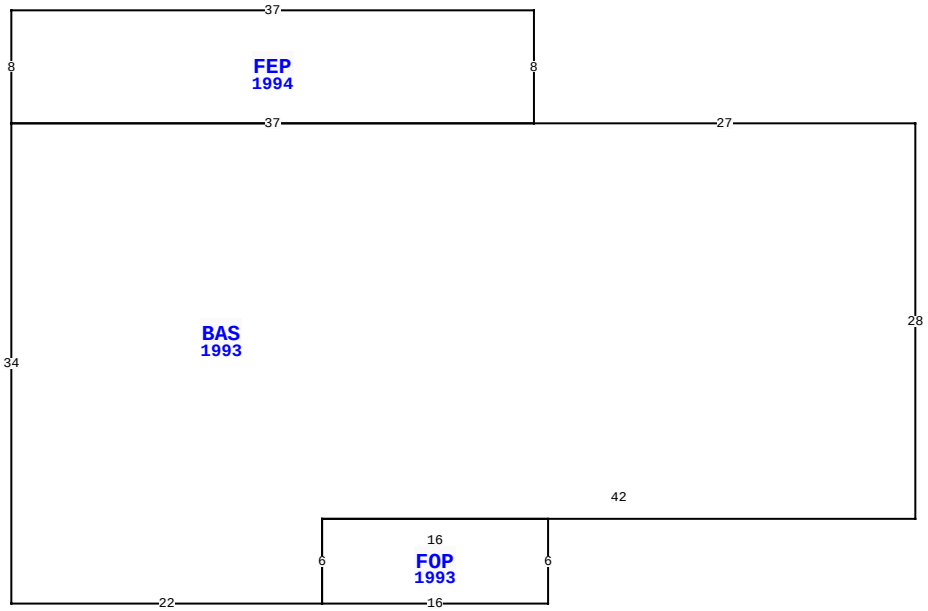
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,924	100	1,924	158,388
FEP	296	80	237	19,510
FOP	96	30	29	2,387
TOTALS	2,316		2,190	180,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	106.0000	100.70	220,533	1979	1979	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 1995 Heated Area: 1924 HX Base Yr 1995



85320 LINDA 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		180,286
TOTAL MARKET OB/XF VALUE		2,888
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		263,174
SOH/AGL Deduction		139,195
ASSESSED VALUE		123,979
TOTAL EXEMPTION VALUE	DX HX HB	55,000
BASE TAXABLE VALUE		68,979
TOTAL JUST VALUE		263,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006890	POOL SCREEN ENCLO	21,000	06/11/2024
SP240005330	INGROUND SWIMMING	84,000	05/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0705/0798	5/25/1994	WD	Q	I		62,900
GRANTOR: MELTON JOHN JR & MELL						
GRANTEE: PHIPPS DAVID & SAUN						
0493/0766	7/01/1986	WD	Q	I		45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 FEP=[YR=1994] N8 W37 S8 E37 $ W37 S34 E22
FOP=[YR=1993] E16 N6 W16 S6 $ N6 E42 N28 $.

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	12	16	192.00	SF	20.10	20.10	100	1983	1983	3	20	772	
2	0681	POLE SHED	0	100	12	16	192.00	SF	15.00	15.00	100	1983	1983	3	20	576	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 2,888

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	000110	C	SFR RURAL	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 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