BLOCK 1 LOT 7
YULEE WOODS #3 PB 5/239

MORSE KATHERINE MARY/KENNISON CARTER KYLE
85112 PHILLIPS ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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		1 100
Quality	03	Quality Level 03

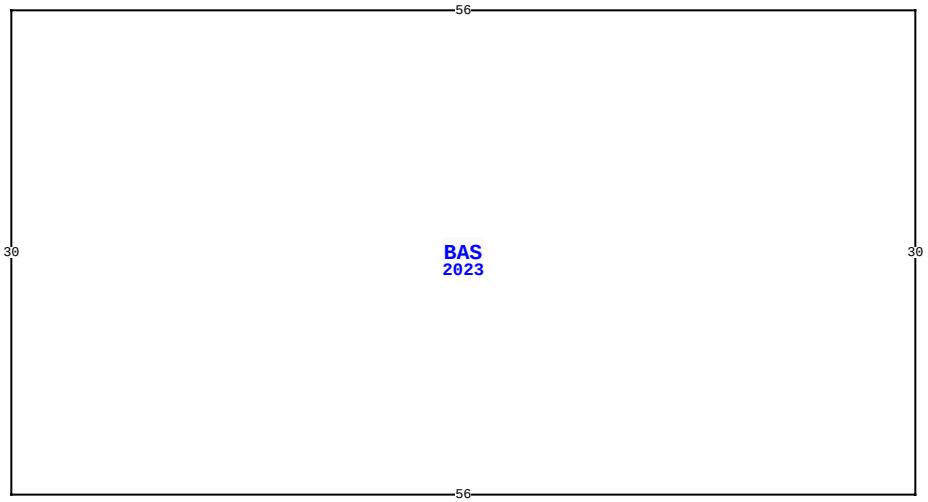
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2023	1,680	163,992
TOTALS	1,680			1,680	163,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	116.0000	98.60	165,648	2023	2023	0	0	0	1.00	99.00

3 M/H 94+ – 0% - 2024 Heated Area: 1680 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	163,992
TOTAL MARKET OB/XF VALUE	5,627
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	254,619
SOH/AGL Deduction	574
ASSESSED VALUE	254,045
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,045
TOTAL JUST VALUE	254,619
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002075	CO ISSUED	0	02/16/2023
22013204	MODULAR HM	0	08/29/2022
MH155679	CO ISSUED	0	10/19/2015
MH155679	MH MOVE-ON	0	10/01/2015
8882	MH MOVE-ON	29,900	05/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/1004	3/10/2022	WD	Q	I	01	73,000
GRANTOR: BASS CONNIE J JR						
GRANTEE: MORSE KATHERINE M &						
2486/1120	6/15/2021	WD	U	I	12	65,000
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: BASS CONNIE J JR						

BLD DATE	11/16/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85483 DUANE RD, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] E56 S30 W56 N30 $
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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	0681	POLE SHED	0	0	22	16	352.00	SF	15.00	15.00	100	2005	2005	3	36	1,901	
2	0802	ASPHALT B	0	0	69	25	1,725.00	SF	2.40	2.40	100	2023	2023		90	3,726	

LAND DESCRIPTION

TOTAL OB/XF 5,627

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	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/19/2023 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS