LOT 6
IN OR 2788/1245
CUNO CREEK SUB OF TRACT A

SUAREZ JUAN & ENNY
85338 PHILLIPS RD
YULEE, FL 32097

2025

43-2N-27-4605-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

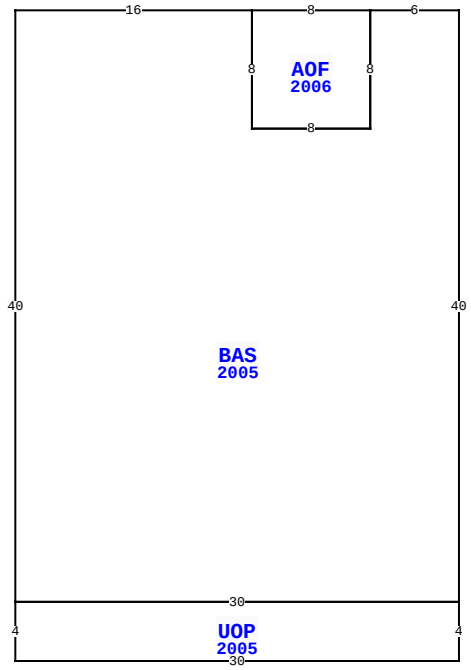
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	64	110	2006	70	1,732
BAS	1,136	100	2005	1,136	28,112
UOP	120	20	2005	24	594
TOTALS	1,320			1,230	30,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	1,230	92.8878	34.37	42,275	2005	2005	0	0	0	28.00	72.00

1 GARAGE RES – 0% - 2025 Heated Area: 1200 HX Base Yr



85001 LINDA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	39,980
TOTAL MARKET OB/XF VALUE	20,292
TOTAL LAND VALUE - MARKET	233,280
TOTAL MARKET VALUE	293,552
SOH/AGL Deduction	0
ASSESSED VALUE	293,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,552
TOTAL JUST VALUE	293,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20005	ADDITION	8,000	06/01/2007
R10423	REPAIR/RRF	1,500	06/01/2007
M11426	MECH OTHER	0	04/01/2006
P11029	OTHER	0	04/01/2006
E16589	ELEC OTHER	3,000	01/01/2006
P10159	OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2788/1245	4/22/2025	WD	U	I	11	100
GRANTOR: SANCHEZ CESAR						
GRANTEE: SUAREZ JUAN & ENNY						
2688/951	1/08/2024	SW	U	I	37	215,000
GRANTOR: THE UNIVERSITY OF FLO						
GRANTEE: SANCHEZ CESAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W6 S8 W8 N8 W16 S40 E30 N40 $
UOP=[YR=2005;ORIG=-30,40] S4 E30 N4 W30 $
AOF=[YR=2006;ORIG=-6,0] W8 S8 E8 N8 $
.

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	2005	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	2005	3	100	6,000	
3	0810	CONCRETE A	0	0	18	18	324.00	SF	6.50	6.50	100	2007	2007	3	87	1,832	
4	0810	CONCRETE A	0	0	72	3	216.00	SF	6.50	6.50	100	2007	2007	3	87	1,221	
5	0810	CONCRETE A	0	0	0	0	368.00	SF	6.50	6.50	100	2007	2007	3	87	2,081	
6	0811	CONCRETE B	0	0	0	0	698.00	SF	5.20	5.20	100	2007	2007	3	87	3,158	

LAND DESCRIPTION

TOTAL OB/XF 20,292

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	000116	C	RES MARSH	0		OR	0.00	0.00	2.16	AC		1.00	1.00	0.80	135,000.00	108,000.00	233,280							

REVIEW DATE 04/29/2024 BY KWA Total Acres: 2.16 Total Land Value: 233,280 Market: 0 Agricultural: 0 Common: 233,280 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

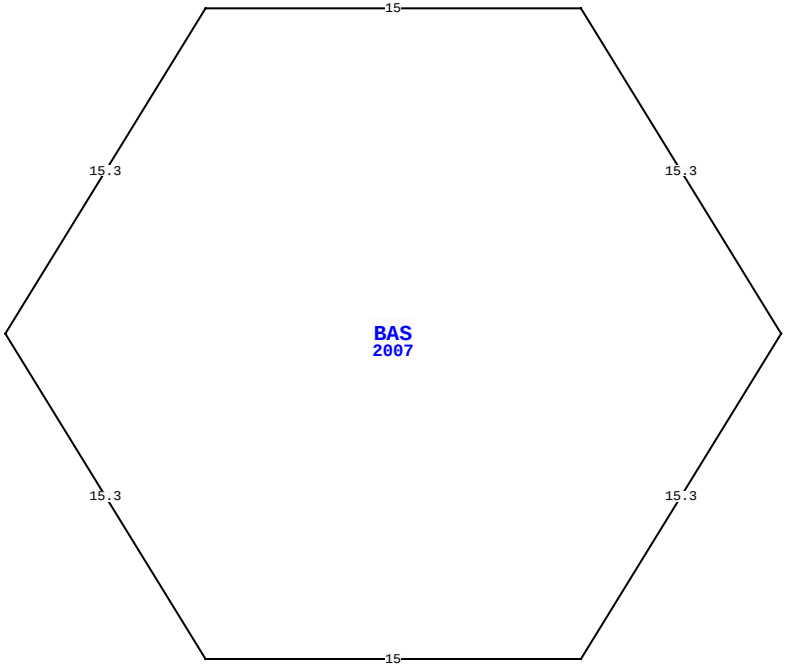
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
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	598	100	2007	598	9,542
TOTALS	598			598	9,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	598	36.8500	19.53	11,679	2007	2007	0	0	0	18.30	81.70

2 ACCESORY U – 0% - 2025 Heated Area: 598 HX Base Yr



85001 LINDA RD, YULEE

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,552
TOTAL JUST VALUE	293,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15928	NEW CONSTR	79,200	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/1245	4/22/2025	WD	U	I	11	100
GRANTOR: SANCHEZ CESAR						
GRANTEE: SUAREZ JUAN & ENNY						
2688/951	1/08/2024	SW	U	I	37	215,000
GRANTOR: THE UNIVERSITY OF FLO						
GRANTEE: SANCHEZ CESAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 L8 D13 D13 R8 E15 U13 R8 U13 L8 $.

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 04/29/2024 BY KWA Total Acres: 2.16 Total Land Value: 233,280 Market: 0 Agricultural: 0 Common: 233,280 PRINTED 07/30/2025 BY SYS