BLOCK 5 LOT 5
LOFTON BLUFF 2 PB 4/92 & 93

GODBOLD DALTON
85635 PHILLIPS RD
YULEE, FL 32097

2025

43-2N-27-4621-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

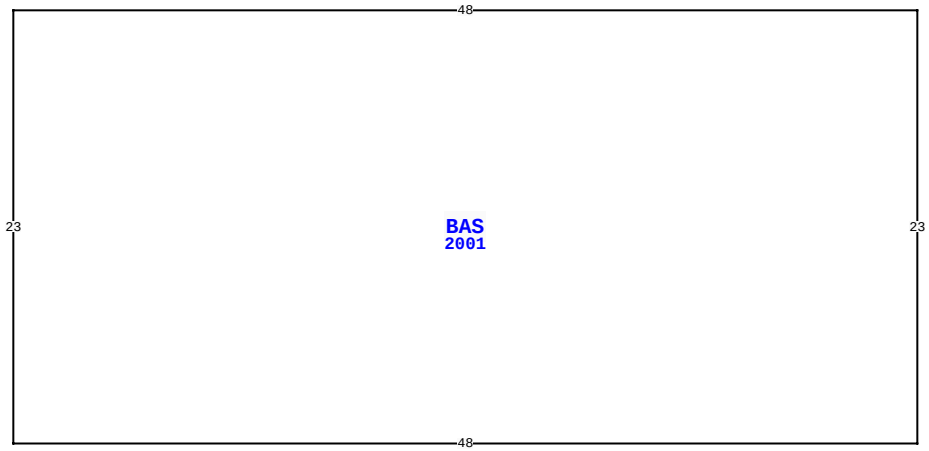
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	2001	1,104	32,994
TOTALS	1,104			1,104	32,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,104	117.2000	99.62	109,980	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 50% - 2024 Heated Area: 1104 HX Base Yr 2024



85635 PHILLIPS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		32,994
TOTAL MARKET OB/XF VALUE		9,141
TOTAL LAND VALUE - MARKET		106,250
TOTAL MARKET VALUE		148,385
SOH/AGL Deduction		398
ASSESSED VALUE		147,987
TOTAL EXEMPTION VALUE	HA HAB	48,794
BASE TAXABLE VALUE		99,193
TOTAL JUST VALUE		148,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12704	REPAIR/RRF	0	08/01/2011
B24770	REMODEL	7,265	06/01/2011
952488	MH MOVE-ON	0	02/05/1996
96-1156	MH MOVE-ON	0	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2773/1202	3/12/2025	FJ	U	I	11	0
GRANTOR: GODBOLD CELESTA J EST						
GRANTEE: GODBOLD DALTON						
2773/1184	3/12/2025	FJ	U	I	11	0
GRANTOR: GODBOLD CELESTA J EST						
GRANTEE: GODBOLD DALTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S23 E48 N23$.

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	0510	GARAGE WD-	0	50	24	24	576.00	SF	35.00	35.00	100	1988	1988	3	20	4,032	
2	0810	CONCRETE A	0	50	20	12	240.00	SF	6.50	6.50	100	1988	1988	3	52	811	
3	1242	WD DECK A	0	50	0	0	256.00	SF	10.00	10.00	100	2011	2011	3	45	1,152	
4	0752	USP	0	50	16	8	128.00	SF	15.00	15.00	100	2011	2011	3	60	1,152	
5	0351	CARPORT MT	0	50	25	24	600.00	SF	6.60	6.60	100	2005	2005	3	22	871	
6	0940	SHEDS/PORT	0	50	24	12	288.00	SF	19.50	19.50	100	1990	1990	3	20	1,123	

LAND DESCRIPTION

TOTAL OB/XF 9,141

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	50	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.25	85,000.00	106,250.00	106,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 07/30/2025 BY SYS