BLOCK 5 LOT 7
IN OR 710 PG 134
LOFTON BLUFF # 2 PB 4/92 & 93

SHEPHERD HAROLD A JR & CLAIRE
85595 PHILLIPS ROAD
YULEE, FL 32097

**2025**

**43-2N-27-4621-0005-0070**

## 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 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |

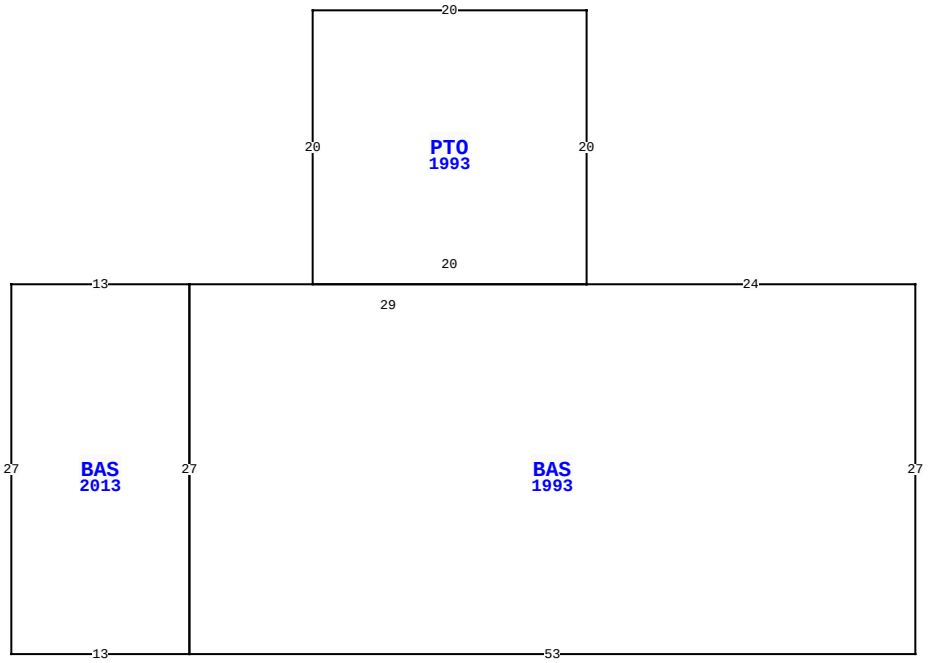
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4048.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,431 | 100 | 1993 | 1,431 | 125,899 |
| BAS | 351 | 100 | 2013 | 351 | 30,881 |
| PTO | 400 | 5 | 1993 | 20 | 1,760 |
| TOTALS | 2,182 | | | 1,802 | 158,540 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,802 | 106.0000 | 106.00 | 191,012 | 1985 | 1985 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM – 100% - 0 Heated Area: 1782 HX Base Yr 1995




85595 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 | | 158,540 |
| TOTAL MARKET OB/XF VALUE | | 17,748 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 261,288 |
| SOH/AGL Deduction | | 129,213 |
| ASSESSED VALUE | | 132,075 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 81,353 |
| TOTAL JUST VALUE | | 261,288 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 249,490 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230008557 | 300 SF CARPORT | 500 | 07/05/2023 |
| 962968 | GARAGE | 11,424 | 07/16/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0710/0134 | 7/28/1994 | WD | Q | I | | 67,500 |
| GRANTOR: CARROLL ALAN & THERES | | | | | | |
| GRANTEE: SHEPHERD HAROLD JR | | | | | | |
| 0425/0806 | 7/01/1984 | WD | Q | V | | 8,800 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 PTO=[YR=1993] N20 W20 S20 E20 $ W29
BAS=[YR=2013] W13 S27 E13 N27 $ S27 E53 N27 $ .

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,094.00 | SF | 4.00 | 4.00 | 100 | 1987 | 1987 | 3 | 49.5 | 4,146 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 48 | 9 | 432.00 | SF | 6.50 | 6.50 | 100 | 1989 | 1989 | 3 | 54.5 | 1,530 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 56 | 1,960 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 16 | 192.00 | SF | 30.00 | 30.00 | 100 | 1992 | 1992 | 3 | 20 | 1,152 | |
| 5 | 0680 | POLE SHED | 0 | 100 | 16 | 20 | 320.00 | SF | 10.00 | 10.00 | 100 | 1992 | 1992 | 3 | 20 | 640 | |
| 6 | 0510 | GARAGE WD- | 0 | 100 | 24 | 28 | 672.00 | SF | 35.00 | 35.00 | 100 | 1996 | 1996 | 3 | 23 | 5,410 | |
| 7 | 0351 | CARPORT MT | 0 | 100 | 25 | 12 | 300.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 97 | 2,910 | |

## LAND DESCRIPTION

TOTAL OB/XF 17,748

| 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 | 100 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS