

BLOCK 8 LOT 8
IN OR 1318/79
LOFTON BLUFF 3 PB 4/108

FLYNN BARRY M
85565 PHILLIPS RD
YULEE, FL 32097

2025

43-2N-27-4622-0008-0080



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY																																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																																							
Exterior Wall	05	AVERAGE 100	0100	01	1,813	108.3000	108.30	196,348	1985	1985	0	0	0	17.00	83.00	VALUATION SUMMARY																																						
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1700													HX Base Yr 2023																									
Roof Cover	03	COMP SHNGL 100																											VALUATION BY													STANDARD												
Interior Wall	05	DRYWALL 100																											Tax Group: 4													Tax Dist:												
Interior Floo	14	CARPET 90																											BUILDING MARKET VALUE													162,969												
Interior Floo	15	HARDTILE 10																											TOTAL MARKET OB/XF VALUE													20,119												
Air Condition	03	CENTRAL 100																											TOTAL LAND VALUE - MARKET													85,000												
Heating Type	04	AIR DUCTED 100																											TOTAL MARKET VALUE													268,088												
Bedrooms	4	100																											SOH/AGL Deduction													4,762												
Bathrooms	2	100																											ASSESSED VALUE													263,326												
Frame	02	WOOD FRAME 100																											TOTAL EXEMPTION VALUE													HX HB 50,722												
Stories	1.	1. 100																											BASE TAXABLE VALUE													212,604												
Units	0	100	TOTAL JUST VALUE													268,088																																						
BUD8 Adjustme	04	DIST 01 100	NCON VALUE													0																																						
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE 255,905																																						
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	1,700	100	1993	1,700	152,811																																																	
FOP	64	30	1993	19	1,708																																																	
UOP	176	20	1993	35	3,147																																																	
UOP	296	20	2002	59	5,304																																																	
TOTALS			2,236		1,813	162,969														BLD DATE						LGL DATE			05/09/2025			MLU																						
EXTRA FEATURES			85565 PHILLIPS RD, YULEE																							XF DATE						LAND DATE						AG DATE																
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960																																						
2	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	100	1986	1986	3	20	8,704																																						
3	0845	KOOL DECK	0	100	0	0	848.00	SF	7.25	7.25	100	1986	1986	3	47	2,890																																						
4	0810	CONCRETE A	0	100	0	0	162.00	SF	6.50	6.50	100	1999	1999	3	75	790																																						
5	2701	QUONSET GD	0	100	25	35	875.00	SF	15.00	15.00	100	2000	2000	3	44	5,775																																						
LAND DESCRIPTION																		TOTAL OB/XF 20,119																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																																						