BLOCK 8 LOTS 9 & 10
IN OR 1135/1025
LOFTON BLUFF 3 PB 4/108

JOHNSON RANDY & SHAREN
547 OLD MULE TRAIL
GARRETT, PA 15542

2025

43-2N-27-4622-0008-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

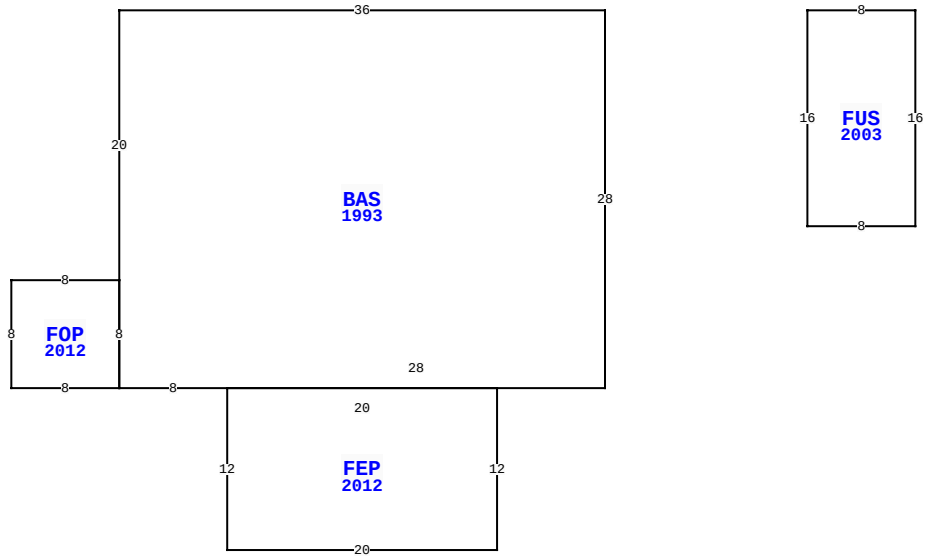
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	12	CEDAR 40
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
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	1,008	100	1993	1,008	84,070
FEP	240	80	2012	192	16,013
FOP	64	30	2012	19	1,584
FUS	128	100	2003	128	10,676
TOTALS	1,440			1,347	112,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,347	101.7120	101.71	137,003	1988	1988	0	0	0	18.00	82.00

1 SINGLE FAM – 0% - 0 Heated Area: 1136 HX Base Yr



85519 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	112,342
TOTAL MARKET OB/XF VALUE	24,733
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	307,075
SOH/AGL Deduction	47,181
ASSESSED VALUE	259,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,894
TOTAL JUST VALUE	307,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313485	ROOF	5,600	05/01/2013
B25785	XFOB	9,466	03/01/2012
7771	GARAGE	14,280	01/14/1992
4067	N/A	2,000	05/05/1987
3152	NEW CONSTR	25,817	01/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1135/1025	5/07/2003	WD	U	I		95,000
GRANTOR: REED STEVEN W & MELIS						
GRANTEE: JOHNSON RANDY & SHA						
0815/1775	12/09/1997	WD	Q	I		65,000
GRANTOR: POCOCK BRYAN D & ROBI						
GRANTEE: REED STEVEN W & MEL						

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	0511	GARAGE CB-	0	0	28	30	840.00	SF	40.00	40.00	100	1992	1992	3	62	20,832	
2	0810	CONCRETE A	0	0	0	0	968.00	SF	6.50	6.50	100	1992	1992	3	62	3,901	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W 36 S20FOP=[YR=2012] W8 S8 E8 N8 $ S8 E8FEP=[YR=2012] S12 E20 N12 W20 $ E28N28$ PTR=E15 FUS2003 = E8 S16 W8 N16 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 24,733

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	2.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS