BLOCK 8 LOT 16 R673330
IN OR 691 PG 1464
LOFTON BLUFF #3 PB 4/108

MOORE LARRY J
85335 PHILLIPS ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0008-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

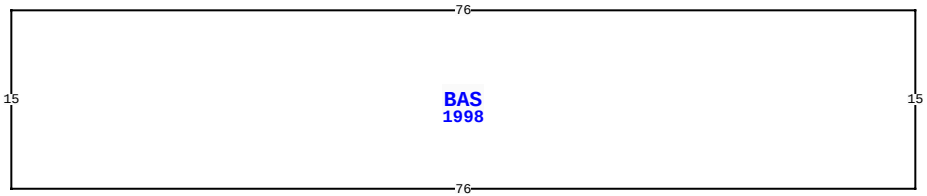
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1998	1,140	47,752
TOTALS	1,140			1,140	47,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	123.2000	104.72	119,381	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 0 Heated Area: 1140 HX Base Yr 1988



85335 PHILLIPS RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		47,752
TOTAL MARKET OB/XF VALUE		1,699
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		134,451
SOH/AGL Deduction		76,872
ASSESSED VALUE		57,579
TOTAL EXEMPTION VALUE	HX HB	32,579
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982124	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0691/1464	11/04/1993	WD	U	I	10	8,800
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: MOORE LARRY J						
0535/0818	5/01/1982	CD	U	V	10	8,750
GRANTOR: SHEFFIELD & LEE						
GRANTEE: MOORE LARRY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S15 E76 N15$.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200	
2	0752	USP	0	100	8	16	128.00	SF	15.00	15.00	100	1999	1999	3	26	499	

LAND DESCRIPTION

TOTAL OB/XF 1,699

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		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