BLOCK 8 LOT 19
IN OR 533 PG 1264
LOFTON BLUFF # 3 PB 4/108

CARTER JOYCE A
85245 PHILLIPS ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0008-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

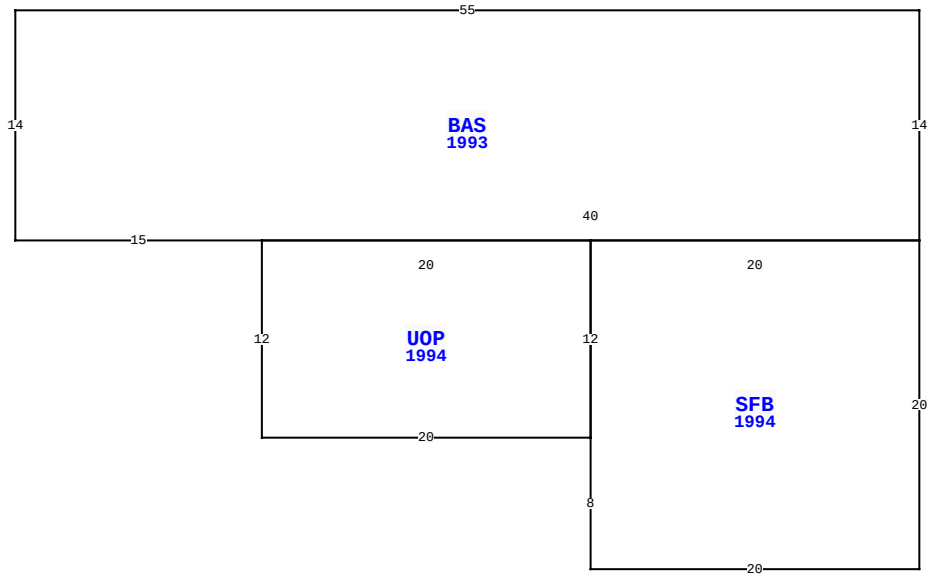
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	1993	770	11,488
SFB	400	80	1994	320	4,774
UOP	240	25	1994	60	895
TOTALS	1,410			1,150	17,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,150	62.1600	49.73	57,190	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 1090 HX Base Yr 1997



85245 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		17,157
TOTAL MARKET OB/XF VALUE		434
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		102,591
SOH/AGL Deduction		69,997
ASSESSED VALUE		32,594
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,594
TOTAL JUST VALUE		102,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7569	ADDITION	14,000	10/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0533/1264	12/29/1987	WD	U	I		8,800
GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: CARTER NICKY & JOYC						
0362/0602	6/01/1982	CD	Q	V		8,750
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S14 E15 UOP=[YR=1994] S12 E20
SFB=[YR=1994] S8 E20 N20 W20 S12 $ N12 W20 $ E40 N14 $.

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	1241	WD DECK G	0	100	0	0	148.00	UT	11.50	11.50	100	1992	1992	3	20	340	
2	0820	WOOD WALK	0	100	0	0	20.00	SF	11.75	11.75	100	1992	1992	3	40	94	

LAND DESCRIPTION

TOTAL OB/XF 434

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 01/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS