BLOCK 8 LOT 26
EX FPL ESMT OR 399 PG 333
IN OR 2481/1075

BARLOW RAYMOND C
85049 PHILLIPS RD
YULEE, FL 32097

2025

43-2N-27-4622-0008-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

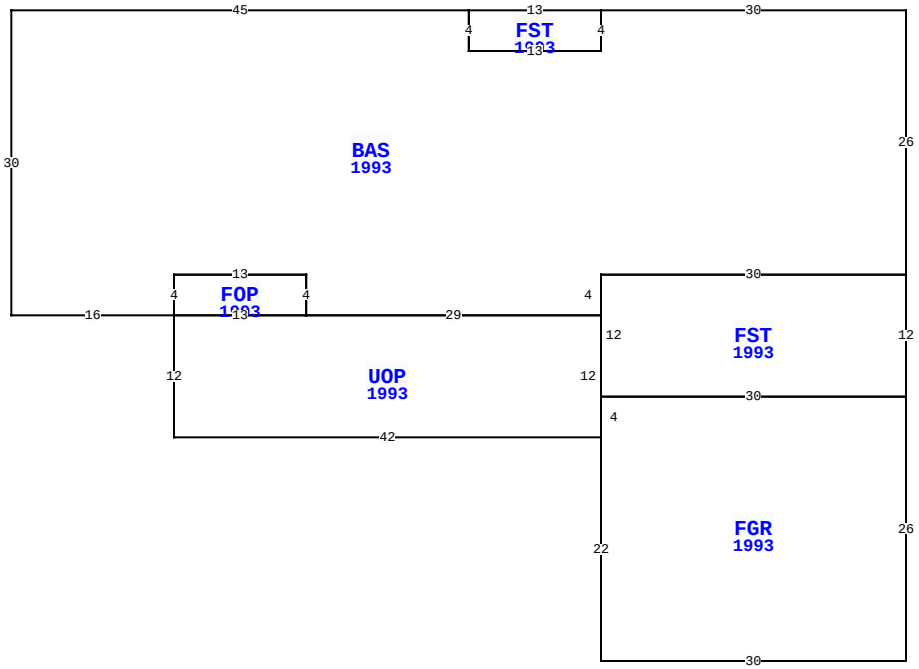
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,416	100	1993	2,416	205,300
FGR	780	55	1993	429	36,454
FOP	52	30	1993	16	1,360
FST	52	55	1993	29	2,464
FST	360	55	1993	198	16,825
UOP	504	20	1993	101	8,582
TOTALS	4,164			3,189	270,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,189	103.0000	103.00	328,467	1983	1983	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2416 HX Base Yr 2022



85049 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		270,985
TOTAL MARKET OB/XF VALUE		2,675
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		358,660
SOH/AGL Deduction		67,395
ASSESSED VALUE		291,265
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,543
TOTAL JUST VALUE		358,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4778	GARAGE	24,180	03/28/1988
2501	H/AC	500	03/28/1988
3642	GARAGE	27,680	09/30/1986
1917	H/AC	500	09/20/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/1075	5/02/2021	LE	U	I	11	100
GRANTOR: MCGEE ROXIE M EST						
GRANTEE: BARLOW RAYMOND C						
0460/0336	7/01/1985	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 FST=[YR=1993] W13 S4 E13 N4$ S4 W13 N4 W45 S30 E16 UOP=[YR=1993] S12 E42 FGR=[YR=1993] S22 E30N26 FST=[YR=1993] N12 W30 S12 E30 $ W30 S4$ N12 W29 FOP=[YR=1993] N4 W13 S4 E13$ W13$ N4 E13 S4 E29 N4 E30 N26$.

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	1,441.00	SF	4.00	4.00	100	1984	1984	3	41	2,363	
2	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	1986	1986	3	47	312	

LAND DESCRIPTION

TOTAL OB/XF 2,675

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