BLOCK 8 LOT 27
IN OR 399 PG 591
LOFTON BLUFF 3 PB 4/108

ELLIS RUTH
85015 PHILLIPS ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0008-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

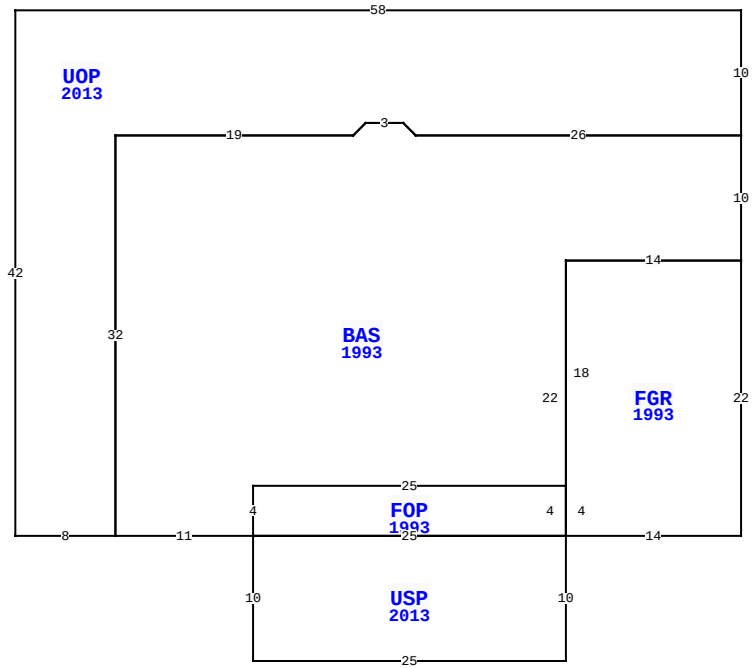
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	1,296	100	1993	1,296	90,493
FGR	308	55	1993	169	11,800
FOP	100	30	1993	30	2,095
UOP	832	20	2013	166	11,591
USP	250	30	2013	75	5,237
TOTALS	2,786			1,736	121,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,736	95.0000	95.00	164,920	1986	1986	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 1987 Heated Area: 1296 HX Base Yr 1987



85015 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		121,216
TOTAL MARKET OB/XF VALUE		1,080
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		207,296
SOH/AGL Deduction		113,275
ASSESSED VALUE		94,021
TOTAL EXEMPTION VALUE	HX HB WX SL	94,021
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		207,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0399/0591	9/01/1983	WD	Q	V		11,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2013] W58 S42 E8 BAS=[YR=1993] E11 USP=[YR=2013] S10 E25 N10 FGR=[YR=1993] E14 N22 W14 S18 FOP=[YR=1993] W25 S4 E25 N4$ S4$ W25$ E25 N22 E14 N10 W26 U1 L1 W3 D1 L1 W19 S32$ N32 E19 U1 R1 E3 D1 R1 E26 N10$.

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	0801	ASPHALT A	0	100	0	0	720.00	SF	3.00	3.00	100	2000	2000	3	50	1,080	

TOTAL OB/XF 1,080

LAND DESCRIPTION

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