BLOCK 9 LOT 21
IN OR 1250/610
LOFTON BLUFF 3 PB 4/108

GRUBER STEVEN C
85078 PHILLIPS ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0009-0210

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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

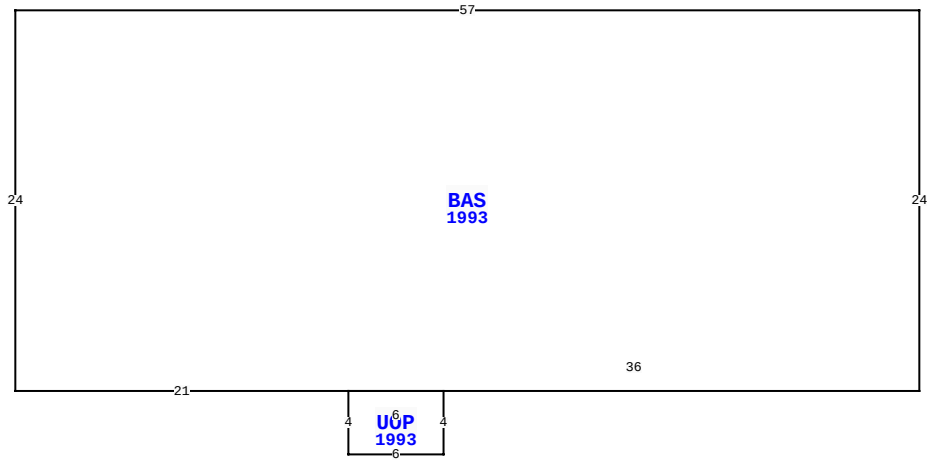
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1993	1,368	38,085
UOP	24	25	1993	6	167
TOTALS	1,392			1,374	38,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,374	116.0000	92.80	127,507	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 1368 HX Base Yr 2007



85078 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		38,252
TOTAL MARKET OB/XF VALUE		3,042
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		126,294
SOH/AGL Deduction		85,446
ASSESSED VALUE		40,848
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		10,848
TOTAL JUST VALUE		126,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1250/0610	8/03/2004	WD	Q	I		85,000
GRANTOR: WILLIAMS WYNONA						
GRANTEE: GRUBER STEVEN C & P						
0639/0458	10/22/1991	WD	U	V	10	9,300
GRANTOR: PHILIPS ELISE ETAL						
GRANTEE: WILLIAMS LONNIE & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S24 E21 UOP=[YR=1993] S4 E6 N4 W6$ E36 N24$.

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	16	12	192.00	SF	30.00	30.00	100	1982	1982	3	20	1,152	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 3,042

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