BLOCK 9 LOT 23
EX FPL ESMT OR 391/398
LOFTON BLUFF 3 PB 4/108

LAMB JANICE N L/E/
85140 PHILLIPS RD
YULEE, FL 32097

2025

43-2N-27-4622-0009-0230

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	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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

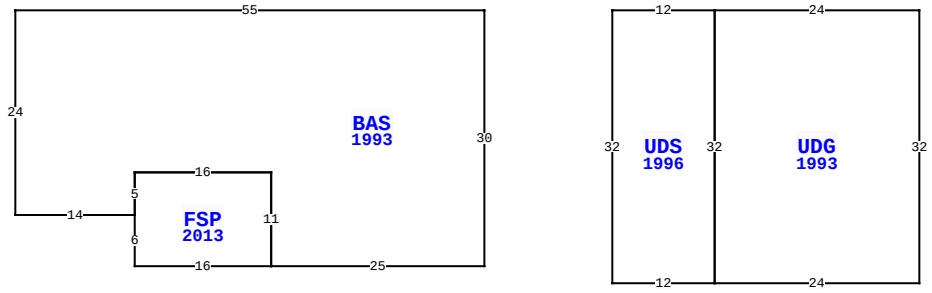
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,390	100	1993	1,390	122,496
FSP	176	40	2013	70	6,169
UDG	768	55	1993	422	37,189
UDS	384	60	1996	230	20,269
TOTALS	2,718			2,112	186,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,112	106.8200	106.82	225,604	1983	1983	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1390 HX Base Yr 2018



85140 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		186,123
TOTAL MARKET OB/XF VALUE		5,398
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		276,521
SOH/AGL Deduction		119,741
ASSESSED VALUE		156,780
TOTAL EXEMPTION VALUE	HX HB VX WX SX	110,722
BASE TAXABLE VALUE		46,058
TOTAL JUST VALUE		276,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970650	REPAIR/RRF	2,300	10/01/1997
3153	XFOB	800	01/17/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/0351	6/08/2022	WD	U	I	11	100
GRANTOR: LAMB JANICE N F/K/A J						
GRANTEE: MAYNARD JESSICA						
1667/1914	10/10/2003	WD	U	I	11	100
GRANTOR: MORRIS WALTON E SR &						
GRANTEE: HAMBLETT LEONARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S24 E14 FSP=[YR=2013] S6 E16 N11 W16 S5 $ N5 E16 S11 E25N30 $ PTR= E15 UDS=[YR=1996] E12 UDG=[YR=1993] E24 S32 W24 N32$ S32 W12 N32$ W15$.

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	10	100	1,000.00	SF	4.00	4.00	100	1986	1986	3	47	1,880	
2	0812	CONCRETE C	0	100	24	40	960.00	SF	4.00	4.00	100	1986	1986	3	47	1,805	
3	0754	FOP	0	100	12	16	192.00	SF	15.00	15.00	100	1994	1994	3	20	576	
4	0812	CONCRETE C	0	100	0	0	605.00	SF	4.00	4.00	100	1986	1986	3	47	1,137	

LAND DESCRIPTION

TOTAL OB/XF 5,398

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