BLOCK 9 LOT 25
2003 FTWD DW/MH
LOFTON BLUFF 3 PB 4/108

DICKEY BRIAN A
85198 PHILLIPS RD
YULEE, FL 32097

2025

43-2N-27-4622-0009-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

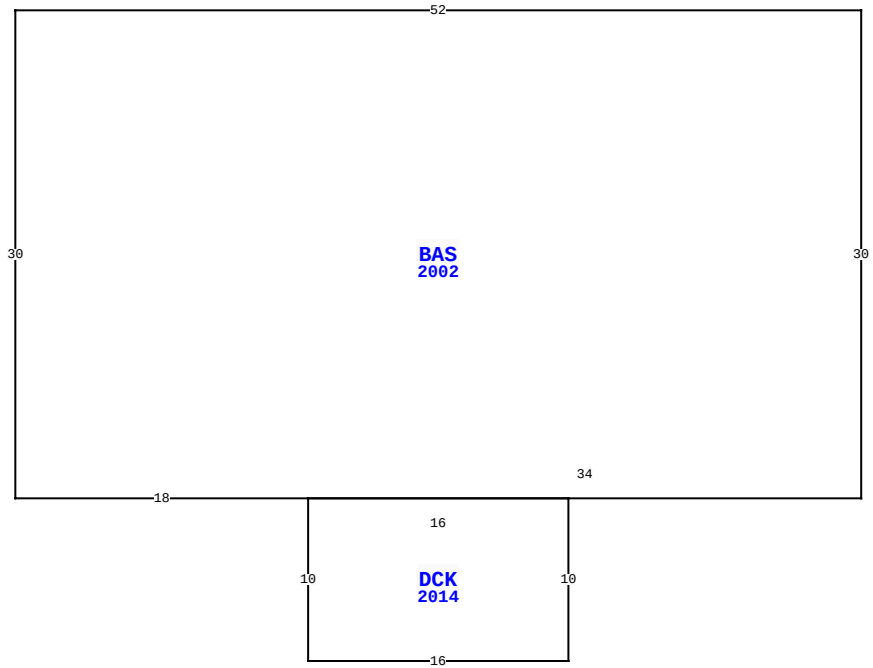
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2002	1,560	78,414
DCK	160	15	2014	24	1,206
TOTALS	1,720			1,584	79,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,584	123.2000	104.72	165,876	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2022 Heated Area: 1560 HX Base Yr 2022



85198 PHILLIPS RD, YULEE

BLD DATE	10/30/2019	KKA	LGL DATE	
XF DATE	10/30/2019	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		79,620
TOTAL MARKET OB/XF VALUE		3,984
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		168,604
SOH/AGL Deduction		43,358
ASSESSED VALUE		125,246
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,524
TOTAL JUST VALUE		168,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429202	FRNTFOP	3,398	08/01/2014
B22020	XFOB	9,504	10/01/2008
B0310864	XFOB	7,920	01/01/2003
B0210030	FOUNDATION	1,400	07/01/2002
MH023898	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2456/1843	4/19/2021	WD	Q	I	01	120,000
GRANTOR: LICCARDI DONALD E & G						
GRANTEE: DICKEY BRIAN A						
1988/1878	6/15/2015	QC	U	I	11	100
GRANTOR: LICCARDI DONALD EUGEN						
GRANTEE: LICCARDI DONALD EUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W52 S30E18 DCK=[YR=2014] S10 E16 N10 W16 $ E34 N30$.

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	24	12	288.00	SF	30.00	30.00	100	2009	2009	3	35	3,024	
2	0351	CARPORT MT	0	100	20	8	160.00	SF	10.00	10.00	100	2014	2014	3	60	960	

LAND DESCRIPTION

TOTAL OB/XF 3,984

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 10/30/2019 BY KKA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS