BLOCK 9 LOT 26
IN OR 2217/245
LOFTON BLUFF 3 PB 4/108

GREER WALTER
5040 S 179TH PLACE
SEATAC, WA 98188

2025

43-2N-27-4622-0009-0260

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

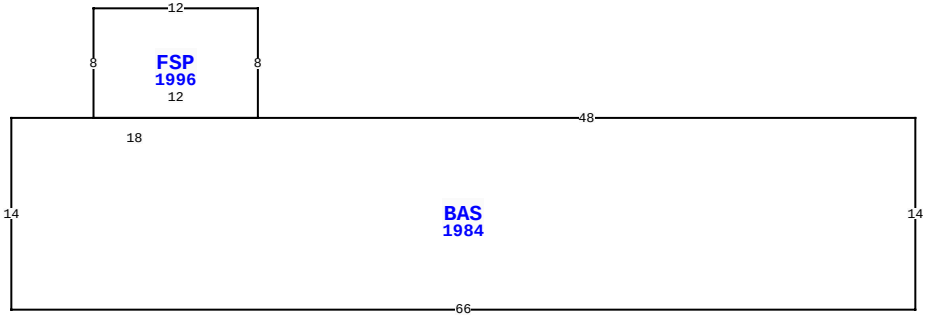
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1984	924	14,905
FSP	96	60	1996	58	936
TOTALS	1,020			982	15,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	982	67.2100	53.77	52,802	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



85222 PHILLIPS RD, YULEE

BLD DATE	10/31/2019	KKA	LGL DATE	
XF DATE	10/31/2019	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,841
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	101,041
SOH/AGL Deduction	30,753
ASSESSED VALUE	70,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,288
TOTAL JUST VALUE	101,041
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217656	H/AC	0	10/01/2012
7733	CHNGE SRVC	0	10/02/1991
7788	MH MOVE-ON	12,000	04/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2217/0245	7/27/2018	WD	Q	I	01	38,000
GRANTOR: DUPREE DREW M & MARIL						
GRANTEE: GREER WALTER						
0688/1374	9/20/1993	WD	Q	I		30,000
GRANTOR: WATSON ANTHONY & M						
GRANTEE: DUPREE DREW &MARILY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1984] W48 FSP=[YR=1996] N8 W12 S8 E12$ W18 S14 E66 N14$.

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	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1989	1989	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/31/2019 BY KKA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS