BLOCK 9 LOT 27
LOFTON BLUFF #3 PB 4/108

IRVIN DAVID L
8185 RIVERTOWN RD
FAIRBURN, GA 30213

2025

43-2N-27-4622-0009-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

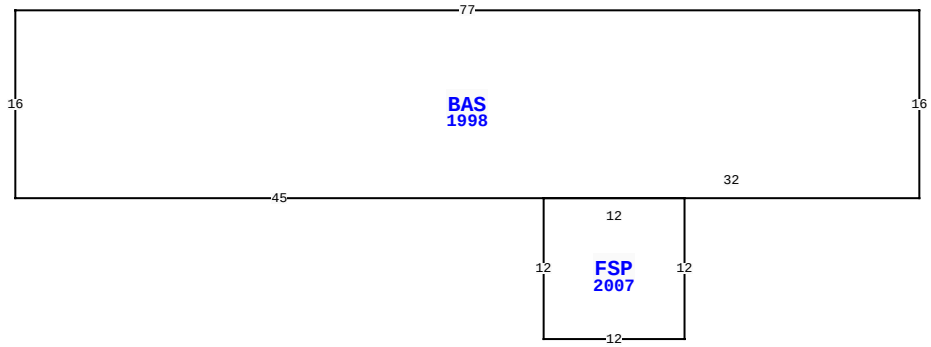
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1998	1,232	70,729
FSP	144	60	2007	86	4,938
TOTALS	1,376			1,318	75,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,318	135.0800	114.82	151,333	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1232 HX Base Yr



85246 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	75,666
TOTAL MARKET OB/XF VALUE	2,013
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	162,679
SOH/AGL Deduction	13,355
ASSESSED VALUE	149,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,324
TOTAL JUST VALUE	162,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19499	CARPORT	1,065	02/01/2007
B0516512	CARPORT	1,921	09/01/2005
B16232	CARPORT	1,065	09/01/2005
B0412316	CARPORT	1,274	02/02/2004
B9905964	XFOB	4,000	04/01/1999
MH982369	MH MOVE-ON	0	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0348	9/03/2020	QC	U	I	11	100
GRANTOR: IRVIN DANIEL L SR						
GRANTEE: IRVIN DAVID L						
2386/0336	8/24/2020	QC	U	I	11	100
GRANTOR: IRVIN DANIEL LEWIS SR						
GRANTEE: IRVIN DAVID L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W77 S16 E45 FSP=[YR=2007] S12 E12 N12 W12$ E32 N16$.

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	0	0	272.00	SF	10.00	10.00	100	2017	2017	3	74	2,013	

LAND DESCRIPTION

TOTAL OB/XF 2,013

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 03/03/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS