BLOCK 9 LOT 30
LOFTON BLUFF 3 PB 4/108

SUAREZ JUAN & ENNY
85338 PHILLIPS RD
YULEE, FL 32097

2025

43-2N-27-4622-0009-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

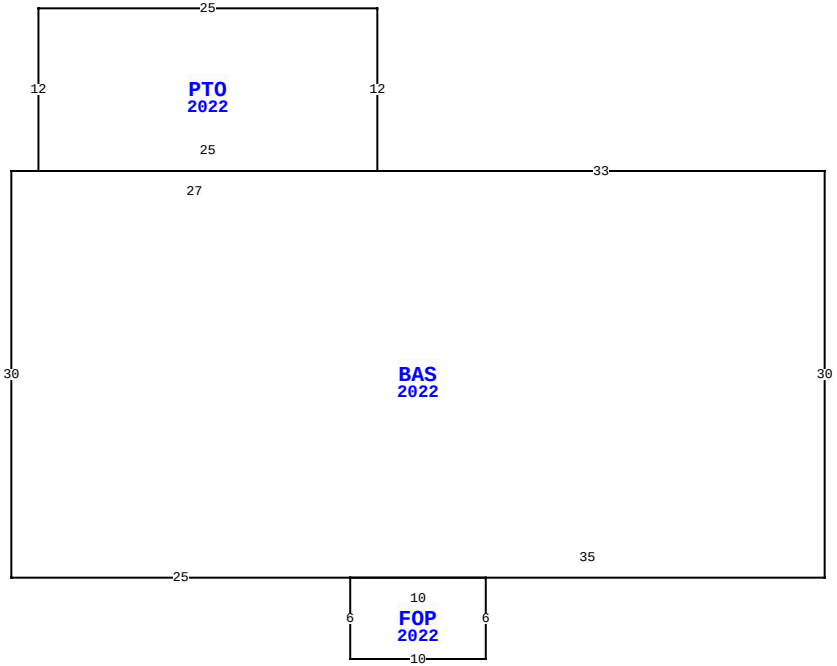
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2022	1,800	271,874
FOP	60	30	2022	18	2,718
PTO	300	5	2022	15	2,266
TOTALS	2,160			1,833	276,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,833	115.0000	151.80	278,249	2022	2022	0	0	0	0.50	99.50

2 SNGL FAM – 100% - 2023 Heated Area: 1800 HX Base Yr 2023



85338 PHILLIPS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,502
TOTAL MARKET OB/XF VALUE		12,672
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		394,174
SOH/AGL Deduction		32,439
ASSESSED VALUE		361,735
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,013
TOTAL JUST VALUE		394,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010630	CO ISSUED	0	07/13/2022
21002306	NEW CONSTR	224,088	02/26/2021
20009247	DEMOLITION	2,000	10/02/2020
973672	NEW CONSTR	0	05/01/1997
973858	GARAGE	19,040	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/1132	9/17/2020	SW	U	I	12	85,000
GRANTOR: MANUFACTURED HOUSING						
GRANTEE: SUAREZ JUAN & ENNY						
2328/1013	12/19/2019	CT	U	I	18	74,300
GRANTOR: CLERK OF COURT						
GRANTEE: MANUFACTURED HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W33 PTO=[YR=2022] N12 W25 S12 E25$ W27 S30 E25
FOP=[YR=2022] S6 E10 N6 W10$ E35 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	0812	CONCRETE C	0	100	0	0	3,200.00	SF	4.00	4.00	100	2024	2022		99	12,672	

LAND DESCRIPTION

TOTAL OB/XF 12,672

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 04/24/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

BLOCK 9 LOT 30
LOFTON BLUFF 3 PB 4/108

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NASSAU COUNTY PROPERTY

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Quality	06	Quality Level 06

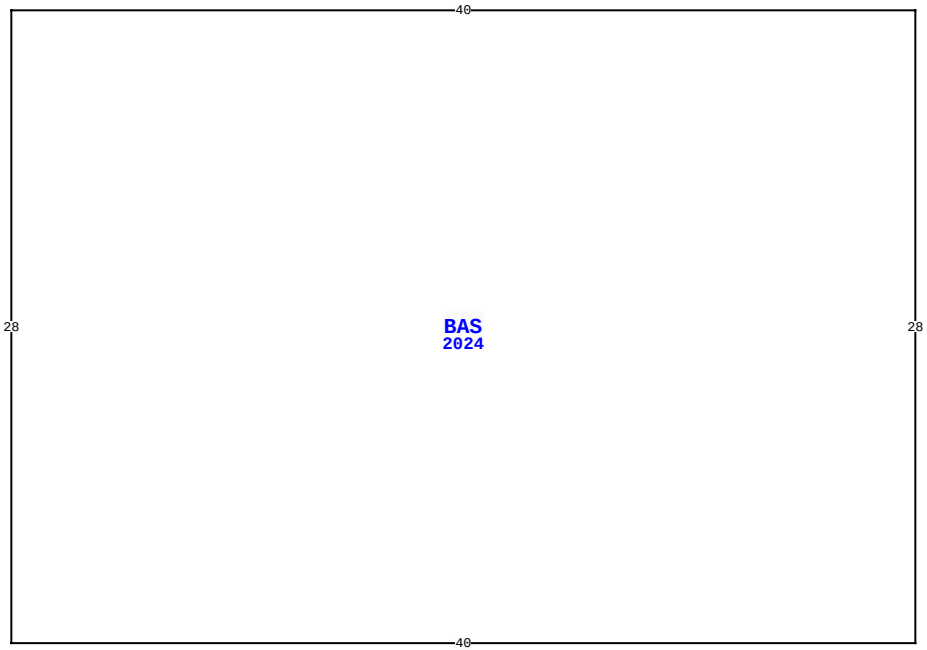
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2024	1,120	19,644
TOTALS	1,120			1,120	19,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,120	65.8260	24.36	27,283	1997	2005	0	0	0	28.00	72.00

3 GARAGE RES – 100% - 2023 Heated Area: 1120 HX Base Yr 2023



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GRANTOR: CLERK OF COURT						
GRANTEE: MANUFACTURED HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E40 S28 W40 N28 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/24/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS