LOT 39
IN OR 705 PG 798
WILSON NECK HILLS PB 4/62

**PHIPPS DAVID C & SAUNDRA E**
85320 LINDA ROAD
YULEE, FL 32097

**2025**

**43-2N-27-4642-0039-0000**

## 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 | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 100 |
| 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 | 05 | Quality Level 05 |

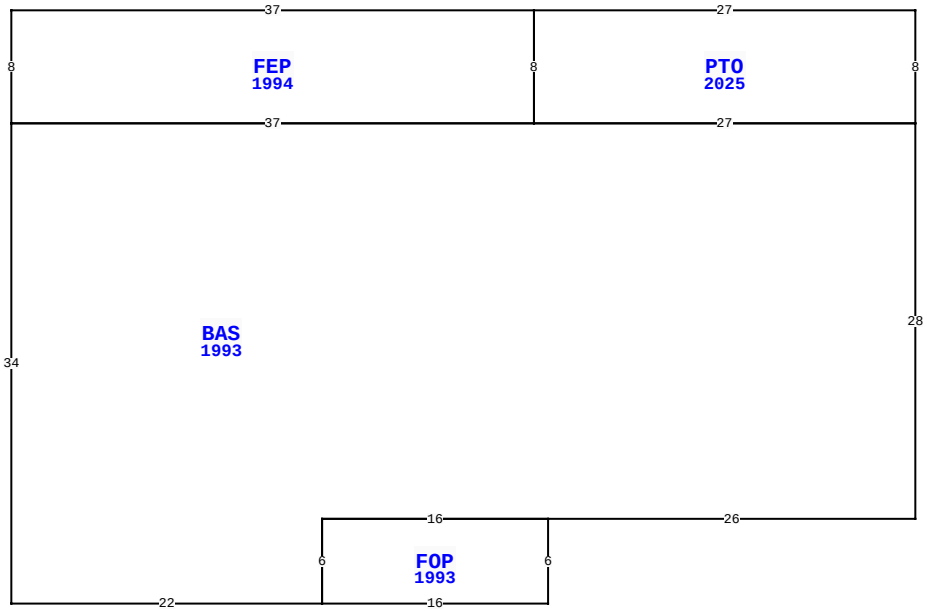
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,924 | 100 | 1993 | 1,924 | 179,182 |
| FEP | 296 | 80 | 1994 | 237 | 22,072 |
| FOP | 96 | 30 | 1993 | 29 | 2,701 |
| PTO | 216 | 5 | 2025 | 11 | 1,024 |
| TOTALS | 2,532 | | | 2,201 | 204,979 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,201 | 114.2680 | 114.27 | 251,508 | 1979 | 1979 | 0 | 0 | 0 | 18.50 | 81.50 |

1 SINGLE FAM – 100% - 1995 Heated Area: 1924 HX Base Yr 1995




85320 LINDA 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 | | 204,979 |
| TOTAL MARKET OB/XF VALUE | | 72,242 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 362,221 |
| SOH/AGL Deduction | | 165,377 |
| ASSESSED VALUE | | 196,844 |
| TOTAL EXEMPTION VALUE | DX HX HB | 55,722 |
| BASE TAXABLE VALUE | | 141,122 |
| TOTAL JUST VALUE | | 362,221 |
| NCON VALUE | | 69,270 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 263,174 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240006890 | POOL SCREEN ENCLO | 21,000 | 06/11/2024 |
| SP240005330 | INGROUND SWIMMING | 84,000 | 05/02/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0705/0798 | 5/25/1994 | WD | Q | I | | 62,900 |
| GRANTOR: MELTON JOHN JR & MELL | | | | | | |
| GRANTEE: PHIPPS DAVID & SAUN | | | | | | |
| 0493/0766 | 7/01/1986 | WD | Q | I | | 45,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W27 W37 S34 E22 N6 E16 E26 N28 $
FEP=[YR=1994;ORIG=-27,0] N8 W37 S8 E37 $
FOP=[YR=1993;ORIG=-42,34] E16 N6 W16 S6 $
PTO=[YR=2025;ORIG=-27,-8] E27 S8 W27 N8 $
.

## 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 | 12 | 30 | 360.00 | SF | 20.10 | 20.10 | 100 | 1983 | 1983 | 3 | 20 | 1,447 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 12 | 30 | 360.00 | SF | 15.00 | 15.00 | 100 | 1983 | 1983 | 3 | 20 | 1,080 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1979 | 1979 | 3 | 42 | 1,470 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 45 | 30 | 1,350.00 | SF | 17.50 | 17.50 | 100 | 2025 | 2024 | | 100 | 23,625 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 28 | 16 | 448.00 | SF | 85.00 | 85.00 | 100 | 2025 | 2024 | | 100 | 38,080 | |
| 6 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 902.00 | SF | 7.25 | 7.25 | 100 | 2025 | 2024 | | 100 | 6,540 | |

## LAND DESCRIPTION

TOTAL OB/XF 72,242

| 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 01/03/2025 BY KWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS