BLOCK 4 LOT 1
LOFTON BLUFF #2 PB 4/92 & 93

ROYAL THOMAS M & LAURA
85624 PHILLIPS ROAD
YULEE, FL 32097

2026

43-2N-27-4621-0004-0010

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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

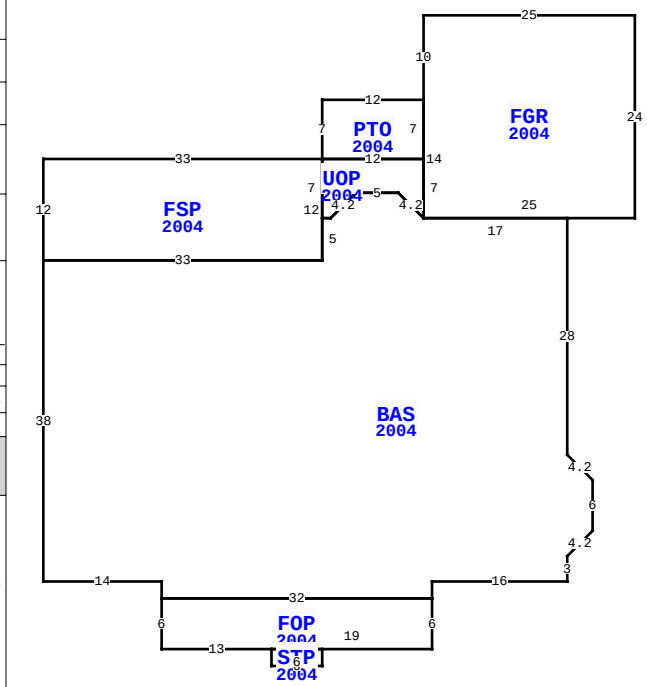
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,616	100	2004	2,616	370,116
FGR	600	55	2004	330	46,689
FOP	192	30	2004	58	8,206
FSP	396	40	2004	158	22,354
PTO	84	5	2004	4	566
STP	12	10	2004	1	142
UOP	60	20	2004	12	1,698
TOTALS	3,960			3,179	449,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,179	113.4084	157.64	501,138	2004	2004	0	0	0	10.25	89.75

1 SNGL FAM 100% - 2020 Heated Area: 2616 HX Base Yr 2020



85624 PHILLIPS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		449,771
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		557,771
SOH/AGL Deduction		286,135
ASSESSED VALUE		271,636
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,225
TOTAL JUST VALUE		557,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412186	NEW CONSTR	196,704	01/30/2004
R045760	REPAIR/RRF	3,350	01/30/2004
E0412314	NEW CONSTR	0	01/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/0796	3/08/2019	WD	Q	I	01	340,000
GRANTOR: KASPER JOHN & MELISSA						
GRANTEE: ROYAL THOMAS & LAUR						
2254/0538	2/05/2019	WD	U	I	11	100
GRANTOR: TAYLOR DANNY J & BARB						
GRANTEE: KASPER JOHN & MELIS						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W25 S10 PTO=[YR=2004] W12 S7 FSP=[YR=2004] W33 S12 BAS=[YR=2004] S38 E14 S2 FOP=[YR=2004] S6 E13 STP=[YR=2004] S2 E6 N2 W6$ E19 N6 W32$ E32 N2 E16 N3 R3 U3 N6 L3 U3 N28 W17 UOP=[YR=2004] N7W12S7E1 U3 R3 E5 D3 R3 $ U3 L3 W5 D3 L3 W1 S5 W33 $ E33 N12$ E12 N7$ S14 E25 N24$.

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
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.20	90,000.00	108,000.00	108,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 07/09/2026 BY SYS