BLOCK 5 LOT 5
LOFTON BLUFF 2 PB 4/92 & 93

GODBOLD DALTON
85635 PHILLIPS RD
YULEE, FL 32097

2026

43-2N-27-4621-0005-0050

BUILDING CHARACTERISTICS

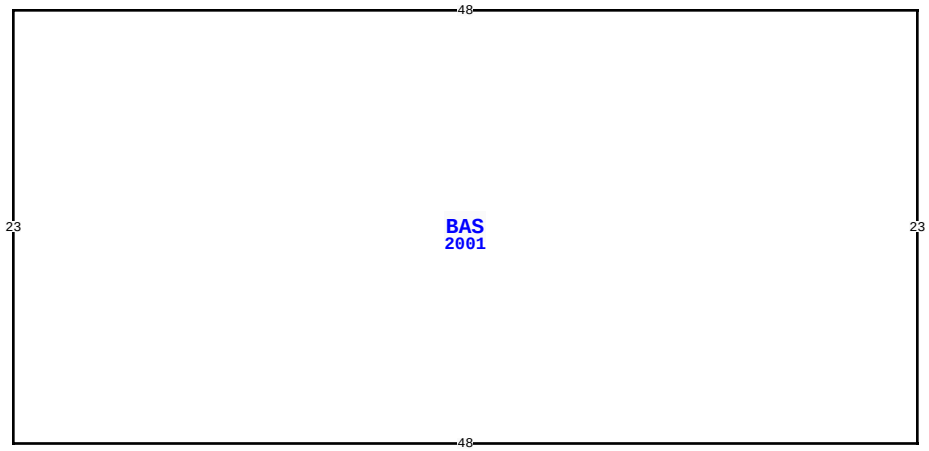
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	1,104	100	2001	1,104	34,935
TOTALS	1,104			1,104	34,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,104	117.2000	105.48	116,450	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2024 Heated Area: 1104 HX Base Yr 2024



85635 PHILLIPS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		34,935
TOTAL MARKET OB/XF VALUE		9,119
TOTAL LAND VALUE - MARKET		112,500
TOTAL MARKET VALUE		156,554
SOH/AGL Deduction		4,571
ASSESSED VALUE		151,983
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,572
TOTAL JUST VALUE		156,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12704	REPAIR/RRF	0	08/01/2011
B24770	REMODEL	7,265	06/01/2011
952488	MH MOVE-ON	0	02/05/1996
96-1156	MH MOVE-ON	0	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2773/1202	3/12/2025	FJ	U	I	11	0
GRANTOR: GODBOLD CELESTA J EST						
GRANTEE: GODBOLD DALTON						
2773/1184	3/12/2025	FJ	U	I	11	0
GRANTOR: GODBOLD CELESTA J EST						
GRANTEE: GODBOLD DALTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S23 E48 N23$.

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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1988	1988	3	20	4,032	
3	1242	WD DECK A	0	100	0	0	256.00	SF	10.00	10.00	100	2011	2011	3	40	1,024	
4	0752	USP	0	100	16	8	128.00	SF	15.00	15.00	100	2011	2011	3	56	1,075	
5	0351	CARPORT MT	0	100	25	24	600.00	SF	10.00	10.00	100	2005	2005	3	21	1,260	
6	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1990	1990	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 9,119

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	1.25	90,000.00	112,500.00	112,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 07/09/2026 BY SYS