BLOCK 5 LOT 6
IN OR 705 PG 549
LOFTON BLUFF 2 PB 4/92 & 93

WILLIAMS DAVID R & CYNTHIA K
85621 PHILLIPS ROAD
YULEE, FL 32097

2026

43-2N-27-4621-0005-0060

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

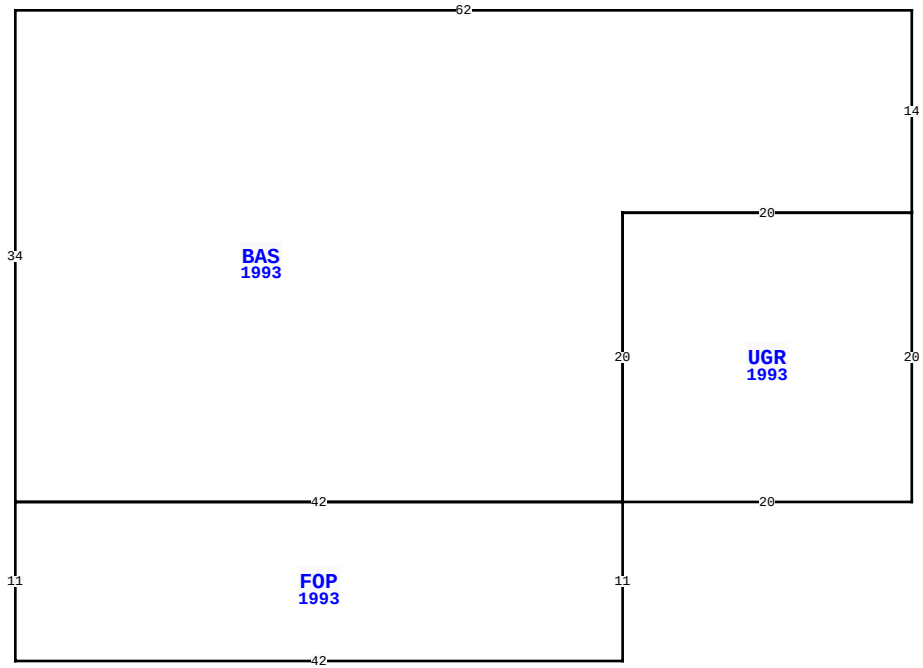
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1993	1,708	157,882
FOP	462	30	1993	139	12,849
UGR	400	45	1993	180	16,639
TOTALS	2,570			2,027	187,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,027	103.8800	109.07	221,085	1993	1993	0	0	0	15.25	84.75

1 SINGLE FAM 100% - 0 Heated Area: 1708 HX Base Yr 1986



85621 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		187,370
TOTAL MARKET OB/XF VALUE		60,755
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		338,125
SOH/AGL Deduction		173,953
ASSESSED VALUE		164,172
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,761
TOTAL JUST VALUE		338,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615145	ROOF	10,800	07/01/2016
963108	SWIM POOL	16,000	07/01/1996
8445	NEW CONSTR	80,688	10/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0549	5/24/1994	WD	U	I	10	100
GRANTOR: WILLIAMS DAVID & CYNT						
GRANTEE: WILLIAMS DAVID & CY						
0450/0781	4/01/1985	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S34 FOP=[YR=1993] S11 E42 N11 W42$ E42
UGR=[YR=1993] E20 N20 W20 S20$ N20 E20 N14$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
5	0860	POOL/SPA	0	100	18	0	1.00	UT	50,000.00	50,000.00	100	1996	1996	04	85	42,500	
6	0510	GARAGE WD-	0	100	26	34	884.00	SF	35.00	35.00	100	2005	2005	3	32	9,901	
7	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2024	2015		60	3,240	
8	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2024	2018		74	2,664	

LAND DESCRIPTION

TOTAL OB/XF 60,755

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	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 02/23/2024 BY NW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS