BLOCK 5 LOT 7
IN OR 710 PG 134
LOFTON BLUFF # 2 PB 4/92 & 93

SHEPHERD HAROLD A JR & CLAIRE
85595 PHILLIPS ROAD
YULEE, FL 32097

2026

43-2N-27-4621-0005-0070

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

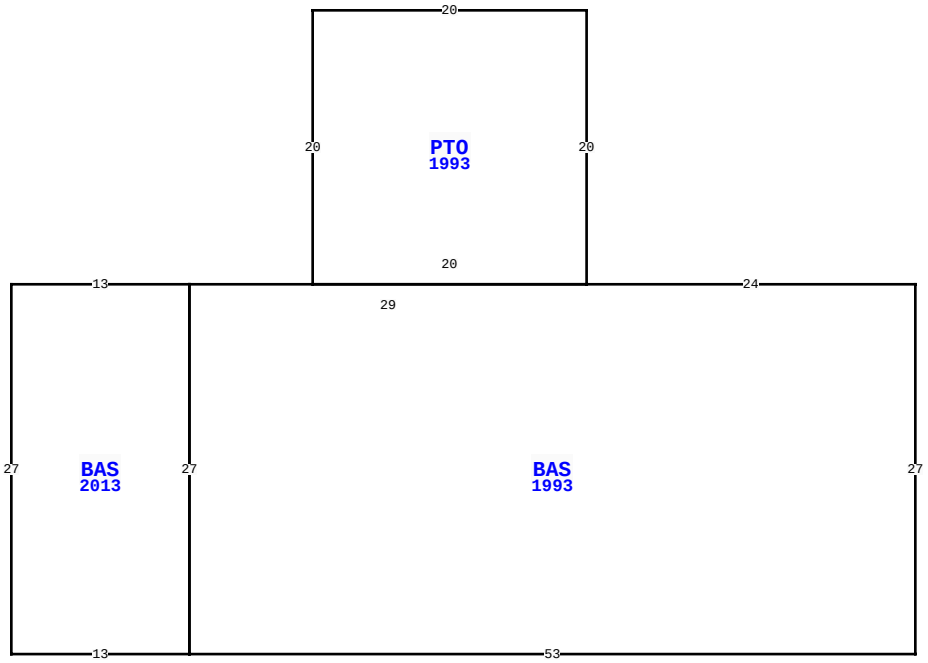
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	1993	1,431	131,796
BAS	351	100	2013	351	32,327
PTO	400	5	1993	20	1,842
TOTALS	2,182			1,802	165,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	106.0000	111.30	200,563	1985	1985	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 0 Heated Area: 1782 HX Base Yr 1995



85595 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		165,966
TOTAL MARKET OB/XF VALUE		11,176
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		267,142
SOH/AGL Deduction		131,501
ASSESSED VALUE		135,641
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,230
TOTAL JUST VALUE		267,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008557	300 SF CARPORT	500	07/05/2023
962968	GARAGE	11,424	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0710/0134	7/28/1994	WD	Q	I		67,500
GRANTOR: CARROLL ALAN & THERES						
GRANTEE: SHEPHERD HAROLD JR						
0425/0806	7/01/1984	WD	Q	V		8,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 PTO=[YR=1993] N20 W20 S20 E20 $ W29
BAS=[YR=2013] W13 S27 E13 N27 $ S27 E53 N27 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1992	1992	3	20	1,152	
5	0680	POLE SHED	0	100	16	20	320.00	SF	10.00	10.00	100	1992	1992	3	20	640	
6	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00	35.00	100	1996	1996	3	20	4,704	
7	0351	CARPORT MT	0	100	25	12	300.00	SF	10.00	10.00	100	2024	2023		93	2,790	

LAND DESCRIPTION

TOTAL OB/XF 11,176

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS