

BLOCK 8 LOT 8
IN OR 1318/79
LOFTON BLUFF 3 PB 4/108

FLYNN BARRY M
85565 PHILLIPS RD
YULEE, FL 32097

2026

43-2N-27-4622-0008-0080



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	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	1,700	100	1993	1,700	159,976
FOP	64	30	1993	19	1,788
UOP	176	20	1993	35	3,293
UOP	296	20	2002	59	5,552
TOTALS	2,236			1,813	170,609

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	1985	1985	3	54	1,890	
2	0860	POOL/SPA	0 100	16	0	1.00	UT	50,000.00	50,000.00	100	1986	1986	04	85	42,500	
5	2701	QUONSET GD	0 100	25	35	875.00	SF	15.00	15.00	100	2000	2000	3	42	5,513	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,813	108.3000	113.72	206,174	1985	1985	0	0	0 17.25	82.75
1 SINGLE FAM 100% - 2023 Heated Area: 1700 HX Base Yr 2023											
85565 PHILLIPS RD, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/11/2026 MLU											

TOTAL OB/XF											
49,903											

TOTAL OB/XF											
49,903											

Total Acres:	0.00	Total Land Value:	90,000	Market:	0	Agricultural:	0	Common:	90,000
--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	170,609		
TOTAL MARKET OB/XF VALUE	49,903		
TOTAL LAND VALUE - MARKET	90,000		
TOTAL MARKET VALUE	310,512		
SOH/AGL Deduction	40,076		
ASSESSED VALUE	270,436		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	219,025		
TOTAL JUST VALUE	310,512		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	268,088		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4152	N/A	450	04/16/1987
3979	N/A	8,300	03/27/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1318/0079	5/16/2005	QC	Q	I	01	100	
GRANTOR: FLYNN BARRY M & ANDRE							
GRANTEE: FLYNN BARRY M							
0762/0936	6/10/1996	WD	Q	I		91,900	
GRANTOR: YANCEY JEFFERSON & SA							
GRANTEE: FLYNN BARRY M & AND							

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
BAS=[YR=1993] W32 UOP=[YR=2002] N20 W22 S12 E10							
FOP=[YR=1993] S8 E8 N8 W8 \$ E8 S8 E4 \$ W12 N8 W10 S38 E13							
UOP=[YR=1993] S8 E22 N8 W22 \$ E41 N30 \$.							