



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

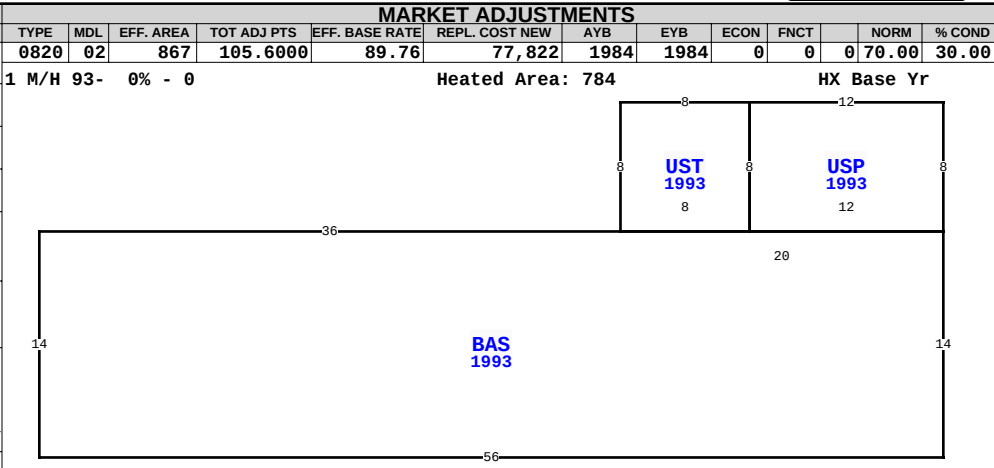
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	21,112
USP	96	50	1993	48	1,292
UST	64	55	1993	35	943

TOTALS	944			867	23,347
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	6	18	108.00	SF	10.00		
2	1242	WD DECK A	0	0	8	9	72.00	SF	10.00		
3	0201	BARN WD 10	0	0	54	30	1,620.00	SF	17.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00	LT	



85451 PHILLIPS RD, YULEE	BLD DATE	LGL DATE	05/11/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
11,376											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		23,347	
TOTAL MARKET OB/XF VALUE		11,376	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		124,723	
SOH/AGL Deduction		25,071	
ASSESSED VALUE		99,652	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		99,652	
TOTAL JUST VALUE		124,723	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		119,451	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21596	ELEC OTHER	150	02/01/2009
R11766	REPAIR/RRF	1,500	02/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1100/1031	12/12/2002	QC	Q	I	06
GRANTOR: LEMEN CHARLES PAUL					45,000
GRANTEE: LEMEN MELISSA W					
1063/0258	6/17/2002	QC	Q	I	01
GRANTOR: LEMEN MELISSA W					100
GRANTEE: LEMEN CHARLES PAUL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=1993] W12 UST=[YR=1993] W8 S8 BAS=[YR=1993] W36 S14 E56 N14 W20\$ E8 N8\$ S8 E12 N8\$.											