BLOCK 8 LOT 13
IN OR 1050/1330
LOFTON BLUFF 3 PB 4/108

LEMEN MELISSA W
85427 PHILIIPS ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0008-0130

BUILDING CHARACTERISTICS

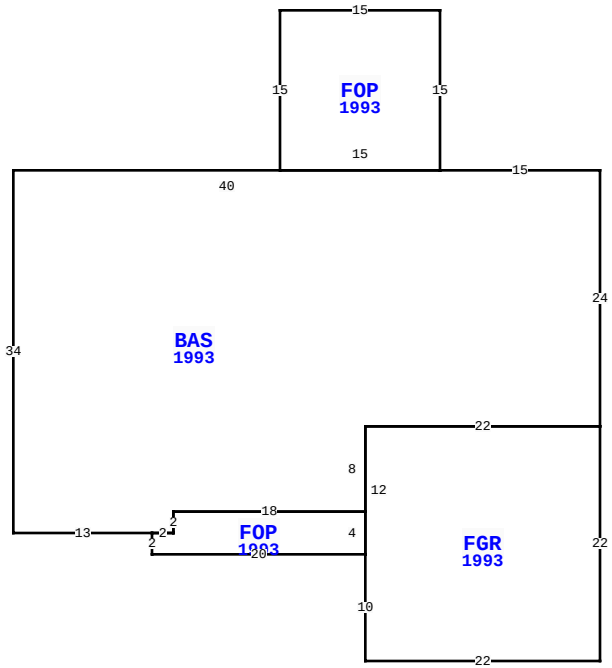
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,614	100	1993	1,614	157,112
FGR	484	55	1993	266	25,893
FOP	76	30	1993	23	2,239
FOP	225	30	1993	68	6,620
TOTALS	2,399			1,971	191,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,971	108.8780	114.32	225,325	1993	1998	0	0	0	14.85	85.15

1 SINGLE FAM 100% - 0 Heated Area: 1614 HX Base Yr 1994



85427 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		191,864
TOTAL MARKET OB/XF VALUE		2,450
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		284,314
SOH/AGL Deduction		153,307
ASSESSED VALUE		131,007
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,596
TOTAL JUST VALUE		284,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1050/1330	4/18/2002	WD	Q	I	01	100
GRANTOR: LEMEN CHARLES PAUL						
GRANTEE: LEMEN MELISSA W						
0483/0176	2/01/1986	WD	Q	V		10,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FOP=[YR=1993] N15 W15 S15 E15 $ W40 S34 E13 FOP=[YR=1993] S2 E20 FGR=[YR=1993] S10 E22 N22 W22 S12 $ N4 W18 S2 W2 $ E2 N2 E18 N8 E22 N24 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 2,450

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