BLOCK 8 LOT 14
IN OR 1687/804
LOFTON BLUFF # 3 PB 4/108

WHEELDON JESSICA D
85391 PHILLIPS ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0008-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

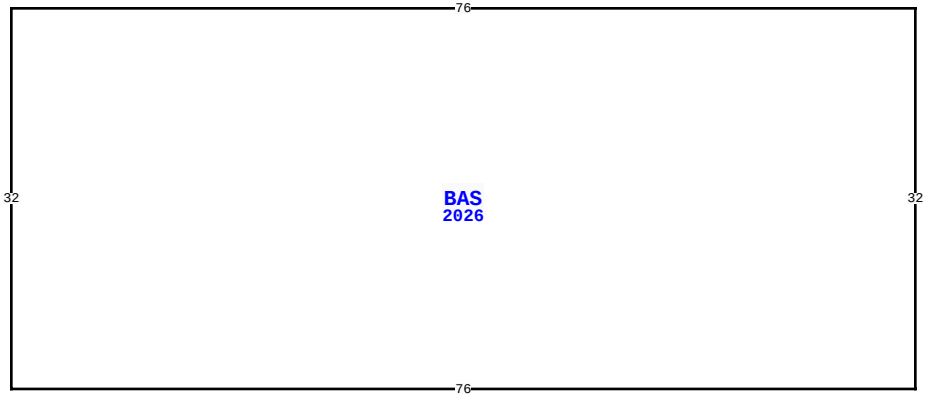
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,432	100	2026	2,432	266,530
TOTALS	2,432			2,432	266,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,432	123.0000	110.70	269,222	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2026 Heated Area: 2432 HX Base Yr 2026



85391 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		266,530
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		356,530
SOH/AGL Deduction		0
ASSESSED VALUE		356,530
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		305,119
TOTAL JUST VALUE		356,530
NCON VALUE		266,530
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250008203	REPLCMNT DW/MH _	0	07/25/2025
95-0325	REPAIR/RRF	4,807	04/01/1995
250011253			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1687/0804	7/01/2010	WD	U	I	30	100
GRANTOR: WHEELDON CARLTON H						
GRANTEE: WHEELDON CARLTON H						
1551/1020	2/19/2008	WD	U	I	10	100
GRANTOR: MITCHELL FRANK T & BE						
GRANTEE: WHEELDON CARLTON H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,10] E76 S32 W76 N32 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/16/2026 BY KWX Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS