BLOCK 8 LOT 15
LOFTON BLUFF 3 PB 4/108

CARTRETTE JEREMY C & TIFFANY
85361 PHILLIPS RD
YULEE, FL 32097

2026

43-2N-27-4622-0008-0150

BUILDING CHARACTERISTICS

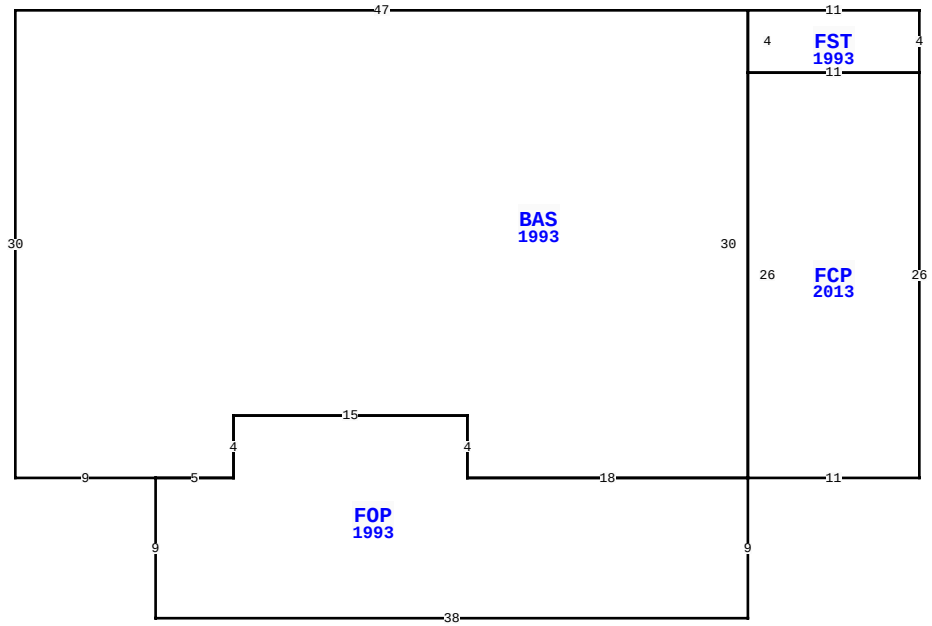
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,350	100	1993	1,350	130,413
FCP	286	25	2013	72	6,955
FOP	402	30	1993	121	11,689
FST	44	55	1993	24	2,319
TOTALS	2,082			1,567	151,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,567	111.1800	116.74	182,932	1985	1985	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 2016 Heated Area: 1350 HX Base Yr 2016



85361 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		151,376
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		241,376
SOH/AGL Deduction		113,152
ASSESSED VALUE		128,224
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,813
TOTAL JUST VALUE		241,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0138	3/18/2023	WD	U	I	11	100
GRANTOR: CARTRETTE JEREMY C						
GRANTEE: CARTRETTE JEREMY C						
1841/1832	2/22/2013	WD	Q	I	02	125,000
GRANTOR: ADAMS SCOTT E & ANGEL						
GRANTEE: CARTRETTE JEREMY C						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W47 S30 E9 FOP=[YR=1993] S9 E38 N9 W18 N4 W15 S4 W5$ E5 N4 E15 S4 E18 FCP=[YR=2013] E11 N26 W11 S26$ N30$ S4 E11 N4$.

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