BLOCK 8 LOT 19
IN OR 533 PG 1264
LOFTON BLUFF # 3 PB 4/108

CARTER JOYCE A
85245 PHILLIPS ROAD
YULEE, FL 32097

**2026**

**43-2N-27-4622-0008-0190**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 06 | VINYL ASB 20 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 02 | Quality Level 02 |

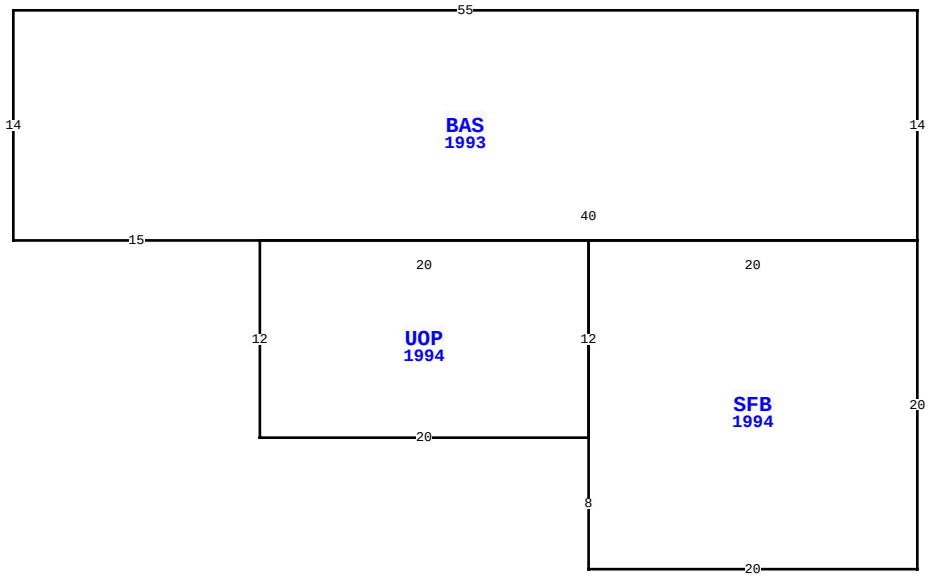
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 770 | 100 | 1993 | 770 | 12,206 |
| SFB | 400 | 80 | 1994 | 320 | 5,073 |
| UOP | 240 | 25 | 1994 | 60 | 951 |
| TOTALS | 1,410 | | | 1,150 | 18,230 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,150 | 62.1600 | 52.84 | 60,766 | 1982 | 1982 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 100% - 1997 Heated Area: 1090 HX Base Yr 1997




85245 PHILLIPS RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 18,230 |
| TOTAL MARKET OB/XF VALUE | | 434 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 108,664 |
| SOH/AGL Deduction | | 75,190 |
| ASSESSED VALUE | | 33,474 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 8,474 |
| TOTAL JUST VALUE | | 108,664 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 102,591 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7569 | ADDITION | 14,000 | 10/03/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0533/1264 | 12/29/1987 | WD | U | I | | 8,800 |
| GRANTOR: PHILIPS ELISE ET AL | | | | | | |
| GRANTEE: CARTER NICKY & JOYC | | | | | | |
| 0362/0602 | 6/01/1982 | CD | Q | V | | 8,750 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W55 S14 E15 UOP=[YR=1994] S12 E20
SFB=[YR=1994] S8 E20 N20 W20 S12 $ N12 W20 $ E40 N14 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1241 | WD DECK G | 0 | 100 | 0 | 0 | 148.00 | UT | 11.50 | 11.50 | 100 | 1992 | 1992 | 3 | 20 | 340 | |
| 2 | 0820 | WOOD WALK | 0 | 100 | 0 | 0 | 20.00 | SF | 11.75 | 11.75 | 100 | 1992 | 1992 | 3 | 40 | 94 | |

## LAND DESCRIPTION

TOTAL OB/XF 434

| 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 01/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS