BLOCK 8 LOT 21
IN OR 1639/1141
LOFTON BLUFF # 3 PB 4/108

THORNTON DEREK H
85193 PHILLIPS ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0008-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

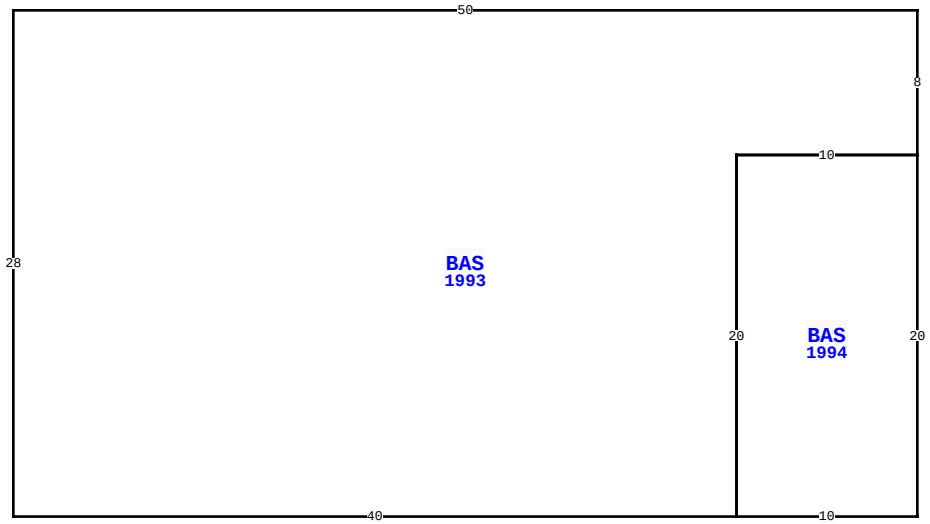
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,200	100	1993	1,200	118,911
BAS	200	100	1994	200	19,818
TOTALS	1,400			1,400	138,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	113.3600	119.03	166,642	1987	1987	0	0	0	16.75	83.25

1 SINGLE FAM 100% - 2010 Heated Area: 1400 HX Base Yr 2010



85193 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		138,729
TOTAL MARKET OB/XF VALUE		1,766
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		230,495
SOH/AGL Deduction		128,237
ASSESSED VALUE		102,258
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,847
TOTAL JUST VALUE		230,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4308	NEW CONSTR	47,080	08/17/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1639/1141	7/23/2009	WD	U	I	12	116,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: THORNTON DEREK H						
1621/0204	5/26/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S28 E40 BAS=[YR=1994] E10 N20 W10 S20$ N20 E10 N8$.

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
4	0681	POLE SHED	0	100	14	16	224.00	SF	15.00	15.00	100	1998	1998	3	24	806	
5	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1998	1998	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 1,766

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