BLOCK 9 LOT 24
LOFTON BLUFF #3 PB 4/108

ROUCH COURTNEY LEANNE
85172 PHILLIPS RD
YULEE, FL 32097

2026

43-2N-27-4622-0009-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
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	05	Quality Level 05

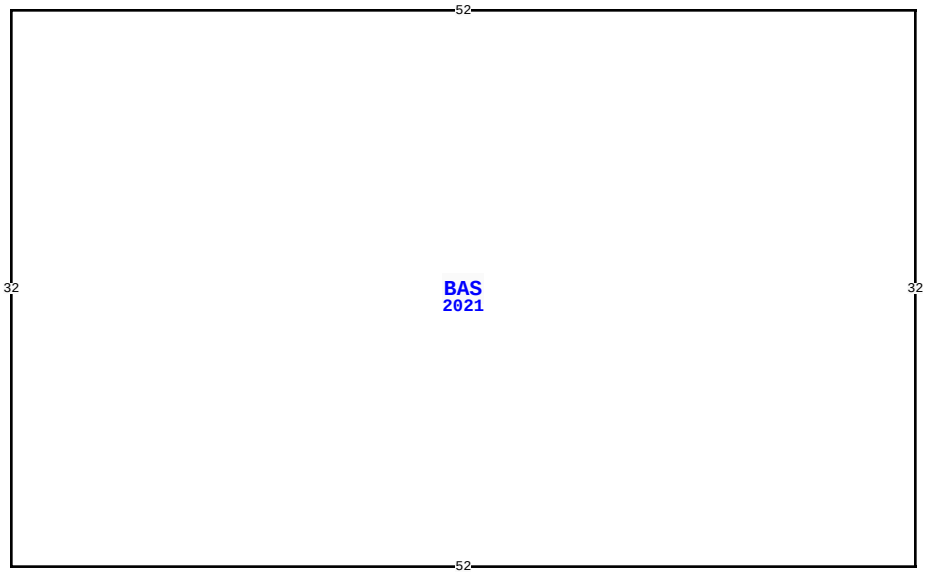
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2021	1,664	198,390
TOTALS	1,664			1,664	198,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,664	139.4400	125.50	208,832	2021	2021	0	0	0	5.00	95.00

2 M/H 94+ 100% - 2025 Heated Area: 1664 HX Base Yr



85172 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		213,084
TOTAL MARKET OB/XF VALUE		5,828
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		308,912
SOH/AGL Deduction		5,127
ASSESSED VALUE		303,785
TOTAL EXEMPTION VALUE	13	303,785
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		308,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,798

DW/MH/ID: JACFL001222(A/B) __ TITLE: 142719701 & 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007079	CO ISSUED	0	06/01/2021
B1328033	24X30FST	29,246	11/01/2013
94-1002	ADDITION	1,088	05/06/1994
5688	XFOB	1,360	05/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/521	3/21/2024	WD	Q	I	01	310,000
GRANTOR: CARTER CARLTON LEE SR						
GRANTEE: ROUCH COURTNEY LEAN						
2414/0915	12/07/2020	WD	U	I	11	100
GRANTOR: CARTER CARLTON L & BE						
GRANTEE: CARTER CARLTON L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W52 S32 E52 N32$.

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2011	2011	3	40	2,880	
2	0681	POLE SHED	0	100	18	14	252.00	SF	15.00	15.00	100	2017	2017	3	78	2,948	

LAND DESCRIPTION

TOTAL OB/XF 5,828

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 05/13/2024 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	04	Quality Level 04

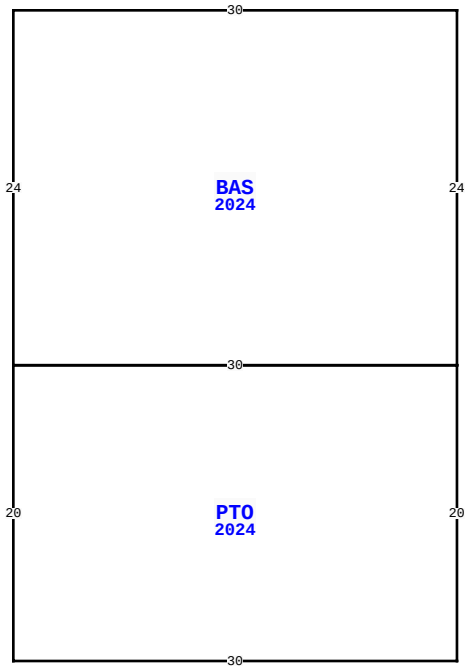
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2024	720	14,106
PTO	600	5	2024	30	588
TOTALS	1,320			750	14,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	750	57.7500	22.52	16,890	2014	2014	0	0	0	13.00	87.00

3 GARAGE RES 100% - 2025 Heated Area: 720 HX Base Yr



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PREVIOUS YEAR MKT VALUE		295,798

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2414/0915	12/07/2020	WD	U	I	11	100
GRANTOR: CARTER CARLTON L & BE						
GRANTEE: CARTER CARLTON L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,16] E30 S24 W30 N24 $
PTO=[YR=2024;ORIG=50,40] E30 S20 W30 N20 $
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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

REVIEW DATE 05/13/2024 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS