BLOCK 9 LOT 27
LOFTON BLUFF #3 PB 4/108

IRVIN DANIEL LEWIS
85246 PHILLIPS RD
YULEE, FL 32097

2026

43-2N-27-4622-0009-0270

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	04	Quality Level 04

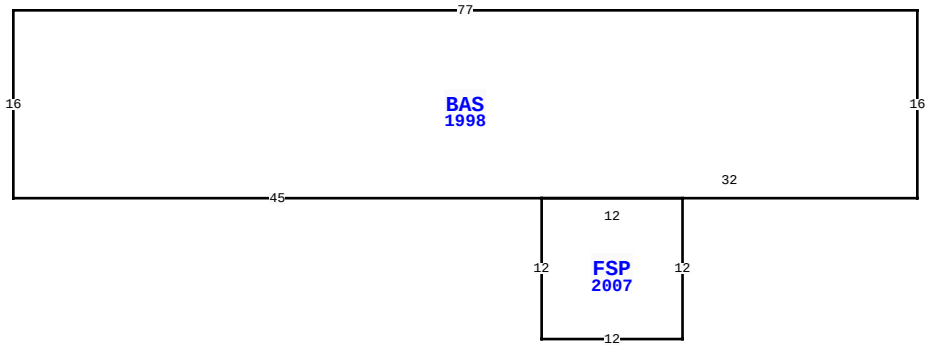
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1998	1,232	71,892
FSP	144	60	2007	86	5,018
TOTALS	1,376			1,318	76,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,318	135.0800	121.57	160,229	1998	2003	0	0	0	52.00	48.00

1 M/H 94+ 0% - 0 Heated Area: 1232 HX Base Yr



85246 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	76,910
TOTAL MARKET OB/XF VALUE	1,904
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	168,814
SOH/AGL Deduction	4,558
ASSESSED VALUE	164,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,256
TOTAL JUST VALUE	168,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19499	CARPORT	1,065	02/01/2007
B0516512	CARPORT	1,921	09/01/2005
B16232	CARPORT	1,065	09/01/2005
B0412316	CARPORT	1,274	02/02/2004
B9905964	XFOB	4,000	04/01/1999
MH982369	MH MOVE-ON	0	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2848/1534	2/18/2026	QC	U	I	11	100
GRANTOR: IRVIN DAVID L						
GRANTEE: IRVIN DANIEL LEWIS						
2404/0348	9/03/2020	QC	U	I	11	100
GRANTOR: IRVIN DANIEL L SR						
GRANTEE: IRVIN DAVID L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W77 S16 E45 FSP=[YR=2007] S12 E12 N12 W12$ E32 N16$.

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	1242	WD DECK A	0	0	0	0	272.00	SF	10.00	10.00	100	2017	2017	3	70	1,904	

LAND DESCRIPTION

TOTAL OB/XF 1,904

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	0	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