BLOCK 9 LOT 28
LOFTON BLUFF #3 PB 4/108

BEALE JOSHUA & BREANNA
95454 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2026

43-2N-27-4622-0009-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

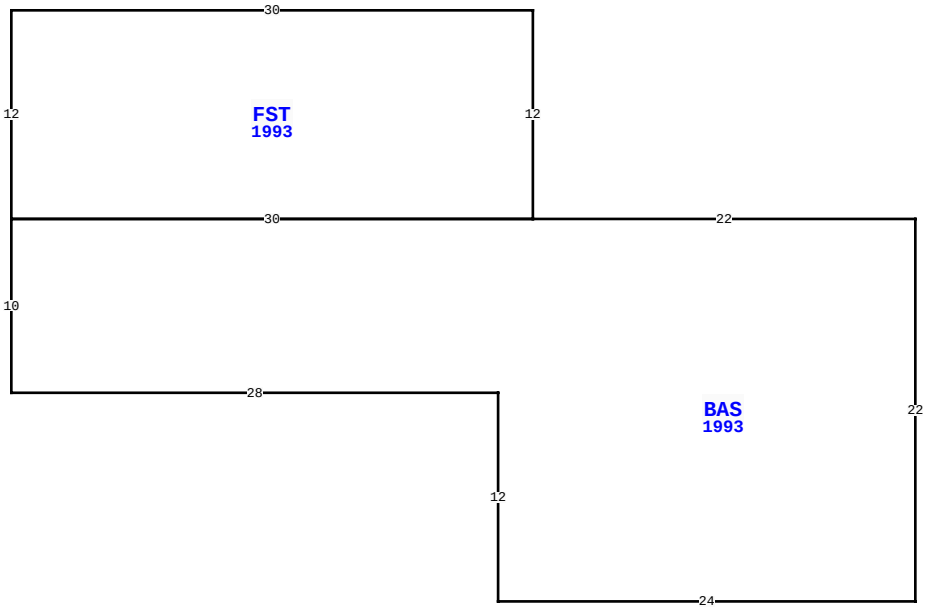
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		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	808	100	1993	808	11,798
FST	360	65	1993	234	3,417
TOTALS	1,168			1,042	15,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,042	57.2600	48.67	50,714	1968	1968	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 808 HX Base Yr



85276 PHILLIPS RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,214
TOTAL MARKET OB/XF VALUE	1,470
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	106,684
SOH/AGL Deduction	0
ASSESSED VALUE	106,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,684
TOTAL JUST VALUE	106,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00826	ADDITION	3,264	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2798/1836	6/25/2025	WD	U	I	37	25,000
GRANTOR: TURLINGTON JUDY D						
GRANTEE: BEALE JOSHUA & BREA						
0634/1162	8/28/1991	WD	U	I	10	8,900
GRANTOR: PHILIPS ELISE ETAL						
GRANTEE: TURLINGTON RALPH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FST=[YR=1993] N12 W30 S12 E30$ W30 S10 E28 S12 E24 N22$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 1,470

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