BLOCK 9 LOT 29
IN OR 2078/1339
EX FPL ESMT OR 399/336

HARRIS MARK A & KAYLA L
85314 PHILLIPS RD
YULEE, FL 32097

2026

43-2N-27-4622-0009-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	03	Quality Level 03

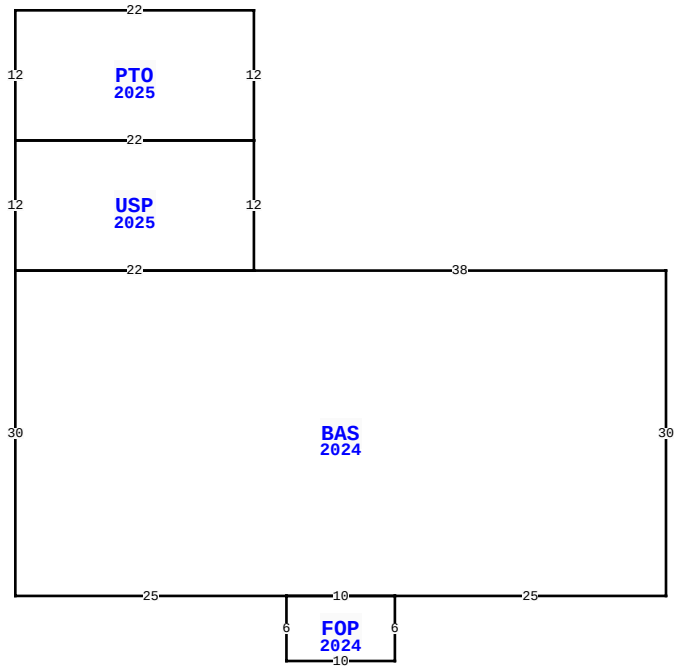
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2024	1,800	307,407
FOP	60	30	2024	18	3,075
PTO	264	5	2025	13	2,220
USP	264	30	2025	79	13,492
TOTALS	2,388			1,910	326,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,910	123.4800	171.64	327,832	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 1800 HX Base Yr 2024



85314 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		354,526
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		444,526
SOH/AGL Deduction		31,344
ASSESSED VALUE		413,182
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		356,771
TOTAL JUST VALUE		444,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,147

DECK AND SHED = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008543	GARAGE (30X40)	77,028	07/23/2024
230008680	CO ISSUED		07/07/2023
22010934	NEW CONSTR	273,379	07/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2078/1339	10/14/2016	WD	Q	I	01	50,000
GRANTOR: ROSE ACCEPTANCE INC						
GRANTEE: HARRIS MARK A & KAY						
2040/1200	4/15/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: ROSE ACCEPTANCE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,11] E22 E38 S30 W25 W10 W25 N30 $
FOP=[YR=2024;ORIG=45,41] W10 S6 E10 N6 $
USP=[YR=2025;ORIG=10,11] E22 N12 W22 S12 $
PTO=[YR=2025;ORIG=10,-1] E22 N12 W22 S12 $
.

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
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 01/02/2024 BY KW 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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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	06	Quality Level 06

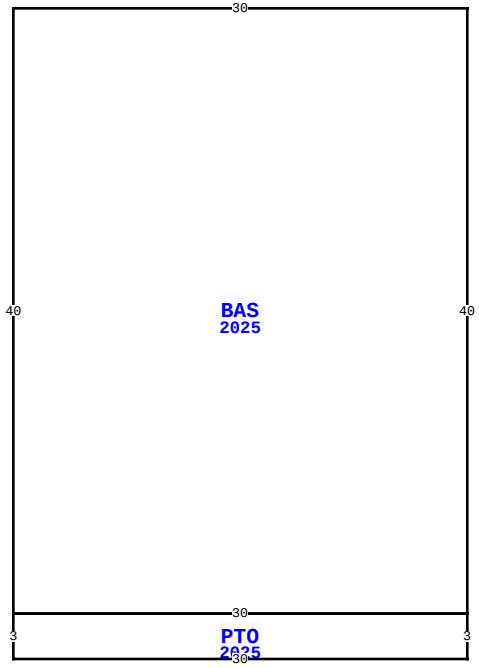
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2025	1,200	28,239
PTO	90	5	2025	4	94
TOTALS	1,290			1,204	28,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,204	60.9500	23.77	28,619	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 1200 HX Base Yr 2024



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2040/1200	4/15/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: ROSE ACCEPTANCE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,0] E30 S40 W30 N40 $
PTO=[YR=2025;ORIG=50,40] E30 S3 W30 N3 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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