BLOCK 9 LOT 33
IN OR 749 PG 28
LOFTON BLUFF 3 PB 4/108

JONES RONALD C & DONNA B
85458 PHILLIPS ROAD
YULEE, FL 32097-4554

2026

43-2N-27-4622-0009-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

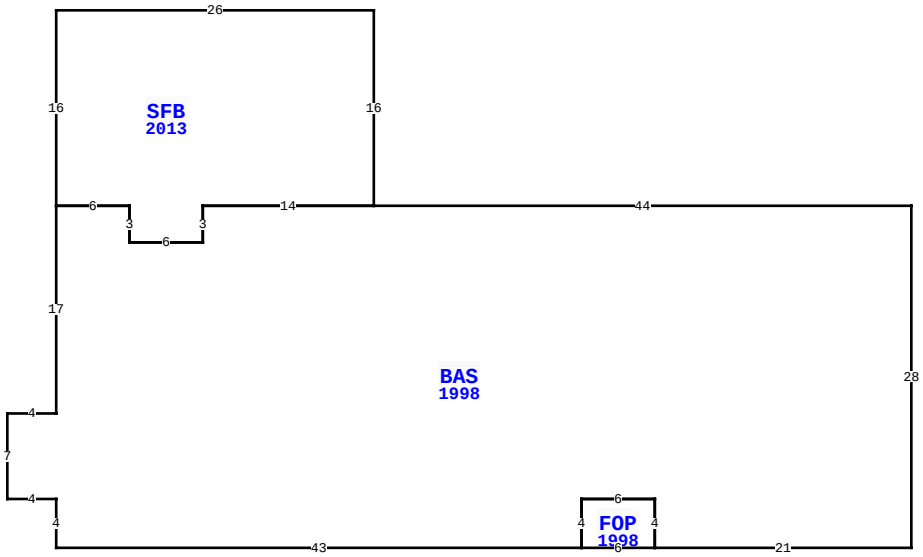
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,946	100	1998	1,946	197,531
FOP	24	30	1998	7	710
SFB	434	80	2013	347	35,222
TOTALS	2,404			2,300	233,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,300	111.4407	117.01	269,123	1998	1998	0	0	0	13.25	86.75

1 SINGLE FAM 100% - 0 Heated Area: 2293 HX Base Yr 1996



85458 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		258,280
TOTAL MARKET OB/XF VALUE		68,188
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		416,468
SOH/AGL Deduction		200,116
ASSESSED VALUE		216,352
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,941
TOTAL JUST VALUE		416,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429167	GARAGE	50,976	08/01/2014
E974264	NEW CONSTR	0	01/07/1998
974381	NEW CONSTR	80,000	10/01/1997
7804	MH MOVE-ON	12,000	05/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0749/0028	1/18/1996	QC	Q	I	01	100
GRANTOR: BROXTON DONALD & MARJ						
GRANTEE: JONES RONALD & DONN						
0569/0812	5/09/1989	WD	U	I		17,500
GRANTOR: MUNSON ALFRED W						
GRANTEE: BROXTON DONALD & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W44 SFB=[YR=2013] N16 W26 S16 E6 S3 E6 N3 E14 $ W14 S3 W6 N3 W6 S17 W4 S7 E4 S4 E43 FOP=[YR=1998] E6 N4 W6 S4 $ N4 E6 S4 E21 N28 $.

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	0510	GARAGE WD-	0	100	26	20	520.00	SF	35.00	35.00	100	2015	2015	3	71	12,922	
2	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	1993	1993	3	20	360	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
5	0351	CARPORT MT	0	100	0	0	312.00	SF	10.00	10.00	100	2003	2003	3	20	624	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2003	2003	04	85	42,500	
9	0350	CARPORT WD	0	100	42	9	378.00	SF	13.00	13.00	100	2013	2013	3	50	2,457	
11	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	100	2024	2020		82	6,560	

LAND DESCRIPTION

TOTAL OB/XF 68,188

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 04/05/2024 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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2026

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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
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

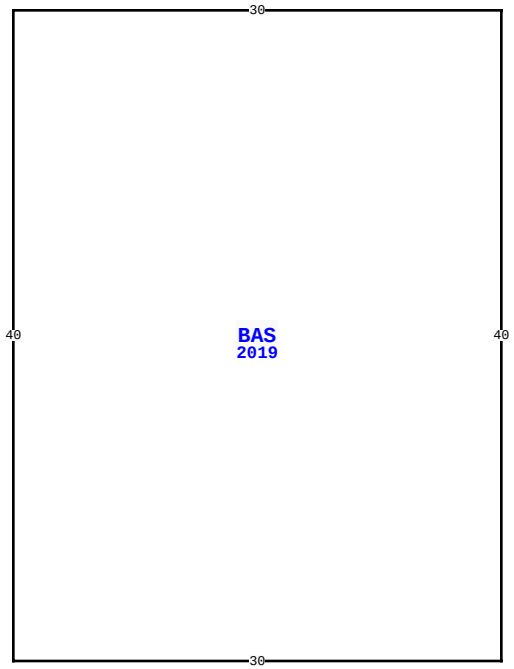
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2019	1,200	24,816
TOTALS	1,200			1,200	24,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	23.77	28,524	2014	2014	0	0	0	13.00	87.00

2 GARAGE RES 100% - 0 Heated Area: 1200 HX Base Yr 1996



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0569/0812	5/09/1989	WD	U	I		17,500
GRANTOR: MUNSON ALFRED W						
GRANTEE: BROXTON DONALD & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S40 E30 N40$.

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 04/05/2024 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS