BLOCK 9 LOT 34
LOFTON BLUFF # 3 PB 4/108

MEYLE KELLY S/JOHNSON WILLIAM M EST
85496 PHILLIPS ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0009-0340

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

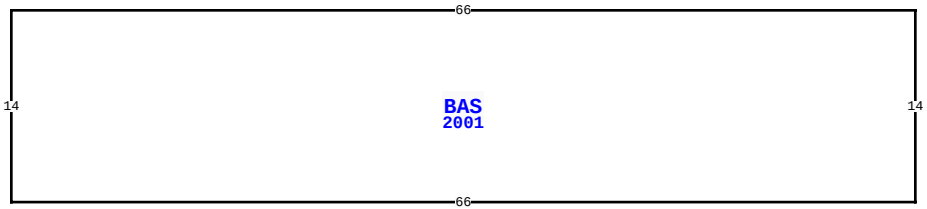
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2001	924	22,902
TOTALS	924			924	22,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	97.2000	82.62	76,341	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 50% - 2024 Heated Area: 924 HX Base Yr 2024



85496 PHILLIPS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		22,902
TOTAL MARKET OB/XF VALUE		2,546
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		115,448
SOH/AGL Deduction		4,067
ASSESSED VALUE		111,381
TOTAL EXEMPTION VALUE	HA HAB	28,657
BASE TAXABLE VALUE		82,724
TOTAL JUST VALUE		115,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982105	MH MOVE-ON	0	03/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0993/0204	6/20/2001	WD	Q	I		45,900
GRANTOR: DAVIS MARK						
GRANTEE: JOHNSON WILLIAM M &						
0993/0201	6/20/2001	WD	U	I	13	25,000
GRANTOR: HOLT VINCENT W & PEGG						
GRANTEE: DAVIS MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W66 S14 E66 N14$.

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	50	8	6	48.00	SF	10.00	10.00	100	2001	2001	3	20	96	
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 2,546

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	50	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