LOT 39
IN OR 705 PG 798
WILSON NECK HILLS PB 4/62

PHIPPS DAVID C & SAUNDRA E
85320 LINDA ROAD
YULEE, FL 32097

2026

43-2N-27-4642-0039-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

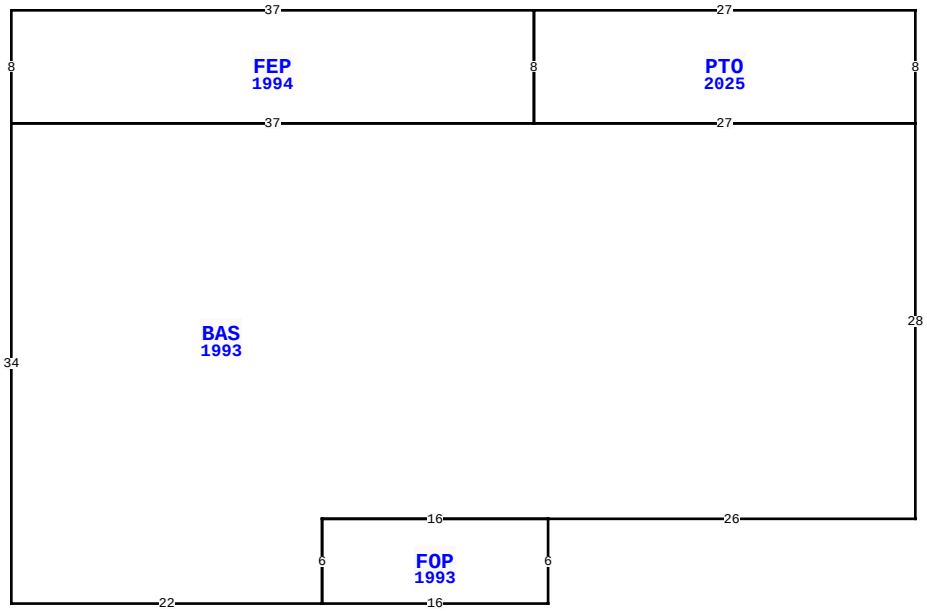
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,924	100	1993	1,924	187,559
FEP	296	80	1994	237	23,103
FOP	96	30	1993	29	2,827
PTO	216	5	2025	11	1,073
TOTALS	2,532			2,201	214,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,201	114.2680	119.98	264,076	1979	1979	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 1995 Heated Area: 1924 HX Base Yr 1995



85320 LINDA 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		214,562
TOTAL MARKET OB/XF VALUE		78,211
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		382,773
SOH/AGL Deduction		180,614
ASSESSED VALUE		202,159
TOTAL EXEMPTION VALUE	DX HX HB	56,411
BASE TAXABLE VALUE		145,748
TOTAL JUST VALUE		382,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006890	POOL SCREEN ENCLO	21,000	06/11/2024
SP240005330	INGROUND SWIMMING	84,000	05/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0705/0798	5/25/1994	WD	Q	I		62,900
GRANTOR: MELTON JOHN JR & MELL						
GRANTEE: PHIPPS DAVID & SAUN						
0493/0766	7/01/1986	WD	Q	I		45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W27 W37 S34 E22 N6 E16 E26 N28 $
FEP=[YR=1994;ORIG=-27,0] N8 W37 S8 E37 $
FOP=[YR=1993;ORIG=-42,34] E16 N6 W16 S6 $
PTO=[YR=2025;ORIG=-27,-8] E27 S8 W27 N8 $
.

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
1	0940	SHEDS/PORT	0	100	12	30	360.00	SF	30.00	30.00	100	1983	1983	3	20	2,160	
2	0681	POLE SHED	0	100	12	30	360.00	SF	15.00	15.00	100	1983	1983	3	20	1,080	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	40	1,400	
4	0911	SCRN RM A	0	100	45	30	1,350.00	SF	18.00	18.00	100	2025	2024		97	23,571	
5	0860	POOL/SPA	0	100	28	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 78,211

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 01/03/2025 BY KWX Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS