

IN OR 2608/559
EX 4-9 THRU 4-12
ESMTS OR 463/129 & 474/692

S&S TRUST/STEIN PHILIP A TRUSTEE
9621 CAUSEWAY PL
FERNANDINA BEACH, FL 32034

2023

04-2N-27-0000-0004-0060



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 60	
Interior Floor	11	CLAY TILE 40	
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	
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,560	100	1,560
			78,537
TOTALS	1,560		1,560
			78,537

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	1,560	124.0000	86.80	135,408	1997	2005	0	0	42.00	58.00														
1 M/H 94+ - 0% - 0 Heated Area: 1560 HX Base Yr																									
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																							
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			78,537
TOTAL MARKET OB/XF VALUE			878
TOTAL LAND VALUE - MARKET			47,046
TOTAL MARKET VALUE			126,461
SOH/AGL Deduction			22,821
ASSESSED VALUE			103,640
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			103,640
TOTAL JUST VALUE			126,461
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8838	MH MOVE-ON	7,000	03/13/1992
5886	TEMP POLE	0	05/01/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/0559	12/14/2022	WD	U	I	11	100
GRANTOR: STEIN PHILIP A						
GRANTEE: S&S TRUST						
2256/0091	2/15/2019	WD	Q	I	02	114,000
GRANTOR: CALLAHAN PROPERTY SER						
GRANTEE: STEIN PHILIP A						

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	0810	CONCRETE A	0	0	0	0		6.50	100	1997	1997	3	75	878	

TOTAL OB/XF													
878													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W60 S26 E60 N26 S .													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0	0007	OR	0.00	0.00	0.56	AC		1.00	1.00	1.05	80,000.00	84,000.00	47,040							
2	009400	C	RIGHTOFWAY	0			0.00	0.00	0.06	AC		1.00	1.00	1.00	100.00	100.00	6							