LOT 39
2000 FAMI DW/MH
CLAXTON ACRES PB 5/257

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

2023

42-2N-27-430C-0039-0000

BUILDING CHARACTERISTICS

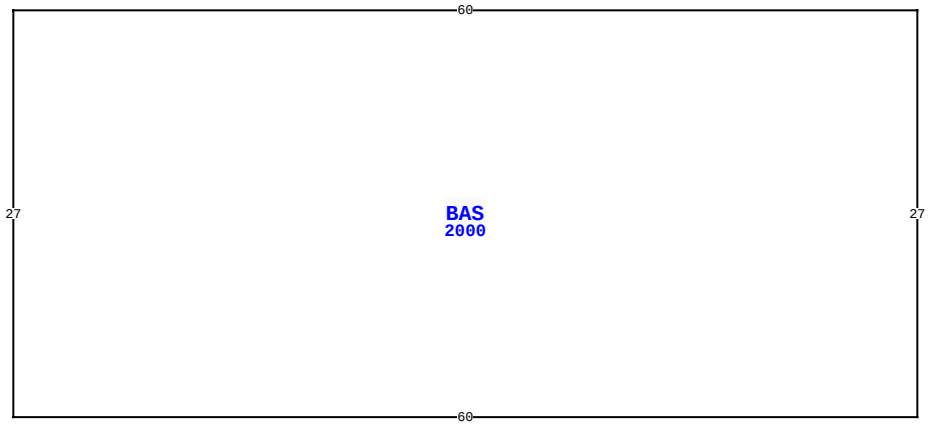
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	64,012
TOTALS	1,620		1,620	64,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.6000	82.32	133,358	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



85016 EADY LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,012
TOTAL MARKET OB/XF VALUE	12,953
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	126,965
SOH/AGL Deduction	22,846
ASSESSED VALUE	104,119
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,119
TOTAL JUST VALUE	126,965
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992946	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0557	12/14/2022	WD	U	I	11	100
GRANTOR: STEIN PHILIP A						
GRANTEE: S&S TRUST						
2148/1464	9/28/2017	WD	Q	I	01	107,500
GRANTOR: WALDING JOHN H & MATT						
GRANTEE: STEIN PHILIP A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S27 E60 N27$.

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	0812	CONCRETE C	0	0	0	0	2,578.00	SF	4.00	4.00	100	2000	2000	3	80	8,250	
2	0751	UOP	0	0	26	8	208.00	SF	10.00	10.00	100	2000	2000	3	29	603	
3	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152	
4	0510	GARAGE WD-	0	0	26	18	468.00	SF	19.60	19.60	100	2000	2000	3	29	2,660	
5	1242	WD DECK A	0	0	18	8	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 12,953

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	000102	C	SFR/MH	0		RMH	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/31/2017 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS