BLOCK 5 PT OF LOT 10
PT OR 1889/1237
(EX PT IN OR 1922/1920)

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

2023

42-2N-27-4612-0005-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

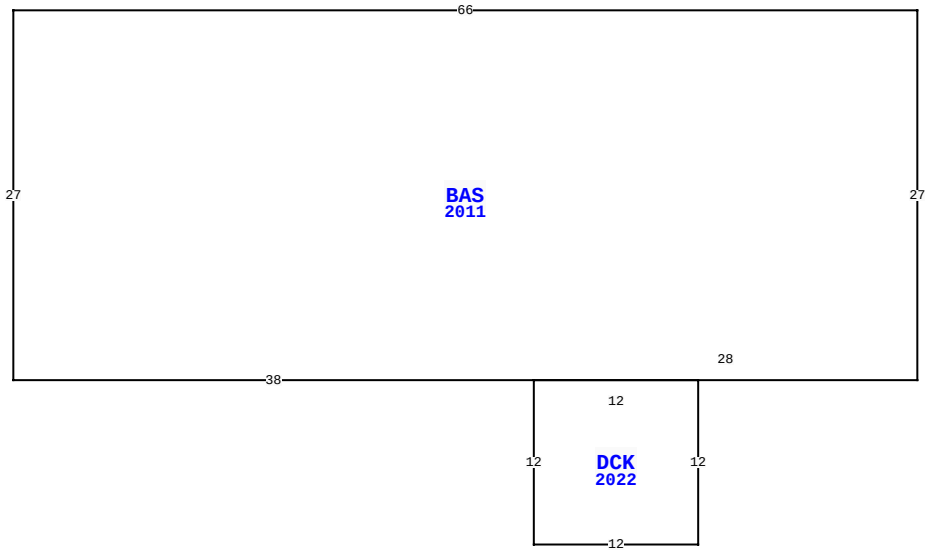
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	72,848
DCK	144	15	22	900
TOTALS	1,926		1,804	73,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,804	116.8000	81.76	147,495	1996	2001	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1782 HX Base Yr



85039 MADELINE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	73,748
TOTAL MARKET OB/XF VALUE	1,930
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	155,678
SOH/AGL Deduction	46,837
ASSESSED VALUE	108,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,841
TOTAL JUST VALUE	155,678
NCON VALUE	900
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/0539	12/14/2022	WD	U	I	11	100
GRANTOR: STEIN PHILIP						
GRANTEE: S&S TRUST						
1889/1237	11/14/2013	WD	Q	I	03	57,500
GRANTOR: WHITMAN DAVID W & ROB						
GRANTEE: STEIN PHILIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W66 S27 E38 DCK=[YR=2022] S12 E12 N12 W12$ E28 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	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	2010	2010	3	50	1,930	

LAND DESCRIPTION

TOTAL OB/XF 1,930

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/02/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS