

BLOCK 3 LOT 4  
1988 FLEE DW/MH  
LOFTON BLUFF 2 PB 4/92 & 93

PATTERSON BRIAN S & LESLI A  
85397 STEPHEN RD  
YULEE, FL 32097

**2023**

43-2N-27-4621-0003-0040

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 100	
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	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
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
BAS	2,280	100	2,280
			SUBAREA MARKET VALUE
			161,652
TOTALS	2,280		2,280
			161,652

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
2	MOD	FRAME	- 0%	- 0																						
				Heated Area: 2280																						
					HX Base Yr																					
<table border="1"> <tr> <td>BLD DATE</td> <td>06/10/2009</td> <td>KK</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE	06/10/2009	KK	LGL DATE		XF DATE			LAND DATE		INC DATE			AG DATE	
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INC DATE			AG DATE																							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			161,652
TOTAL MARKET OB/XF VALUE			1,037
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			242,689
SOH/AGL Deduction			25,890
ASSESSED VALUE			216,799
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			216,799
TOTAL JUST VALUE			242,689
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012384	CO ISSUED	9,162,021	09/16/2021
21006808	MODULAR HM	0	05/26/2021
MH982106	MH MOVE-ON	0	03/01/1998
94736	MH MOVE-ON	0	12/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/0551	10/28/2020	WD	Q	I	01	31,800
GRANTOR: MEAD JOHN H & PATRICI						
GRANTEE: PATTERSON BRIAN S &						
1616/0884	4/20/2009	WD	Q	I	01	50,000
GRANTOR: GONYEAU CHRISTOPHER &						
GRANTEE: MEAD JOHN H & PATRI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W76 S30 E76 N30\$.	

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
5	0940	SHEDS/PORT	0	0	12	12			30.00	100	2004	2004	3	24	1,037	

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