

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

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	81,245
TOTALS	1,560		1,560	81,245

EXTRA FEATURES	
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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	180.00	SF	6.50	6.50	100	1997	1997	3	73	854	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	0.06	AC		1.00	1.00	1.00	100.00	100.00	6							

REVIEW DATE	10/05/2022	BY	NWA
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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	93.00	145,080	1997	2005	0	0	0	44.00
56.00											
1 M/H 94+ - 0% - 0											
Heated Area: 1560											
HX Base Yr											
BAS 1993											

86065 MOCKINGBIRD LN, YULEE

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

TOTAL OB/XF	854
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LAND DESCRIPTION	
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REVIEW DATE	10/05/2022	BY	NWA
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		81,245
TOTAL MARKET OB/XF VALUE		854
TOTAL LAND VALUE - MARKET		47,046
TOTAL MARKET VALUE		129,145
SOH/AGL Deduction		15,141
ASSESSED VALUE		114,004
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		114,004
TOTAL JUST VALUE		129,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,461

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							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S26 E60 N26 \$.