

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

2024

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	0100	SINGLE FAMILY	
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
			197,958
TOTALS	2,280		2,280
			197,958

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SFR	MODULR	- 0%	- 0									
Heated Area: 2280					HX Base Yr								
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: -20px; left: 50%; transform: translate(-50%, -50%);">76</div> <div style="position: absolute; bottom: -20px; left: 50%; transform: translate(-50%, -50%);">76</div> <div style="position: absolute; left: -20px; top: 50%; transform: translate(-50%, 50%);">30</div> <div style="position: absolute; right: -20px; top: 50%; transform: translate(-50%, 50%);">30</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2021</p> </div> </div>													
BLD DATE				06/10/2009				KK		LGL DATE			
XF DATE										LAND DATE			
INC DATE										AG DATE			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		197,958	
TOTAL MARKET OB/XF VALUE		950	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		278,908	
SOH/AGL Deduction		40,429	
ASSESSED VALUE		238,479	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		238,479	
TOTAL JUST VALUE		278,908	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,689	

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
1	0940	SHEDS/PORT	0	0	12	12			30.00	100	2004	2004	3	22	950	

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