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

2025

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

NASSAU COUNTY PROPERTY

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

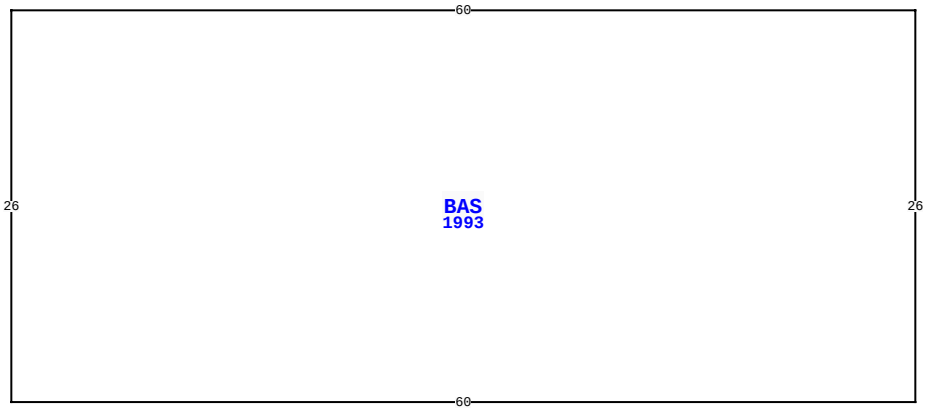
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	88,789
TOTALS	1,560			1,560	88,789

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	105.40	164,424	1997	2005	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 0 Heated Area: 1560 HX Base Yr



86065 MOCKINGBIRD LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	88,789
TOTAL MARKET OB/XF VALUE	842
TOTAL LAND VALUE - MARKET	49,986
TOTAL MARKET VALUE	139,617
SOH/AGL Deduction	14,213
ASSESSED VALUE	125,404
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,404
TOTAL JUST VALUE	139,617
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,145

1997 DW/MH GMHGA3519613964(AB)

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 $.

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	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50	6.50	100	1997	1997	3	72	842	

LAND DESCRIPTION

TOTAL OB/XF 842

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	000100	C	RES	0	0007	OR	0.00	0.00	0.56	AC		1.00	1.00	1.05	85,000.00	89,250.00	49,980							
2	009400	C	RIGHT-OF-WAY	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 Total Acres: 0.62 Total Land Value: 49,986 Market: 0 Agricultural: 0 Common: 49,986 PRINTED 07/30/2025 BY SYS