BLOCK 1 LOT 44
NASSAUVILLE WOODS PB 5/126

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

2025

25-2N-27-1475-0001-0440

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 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

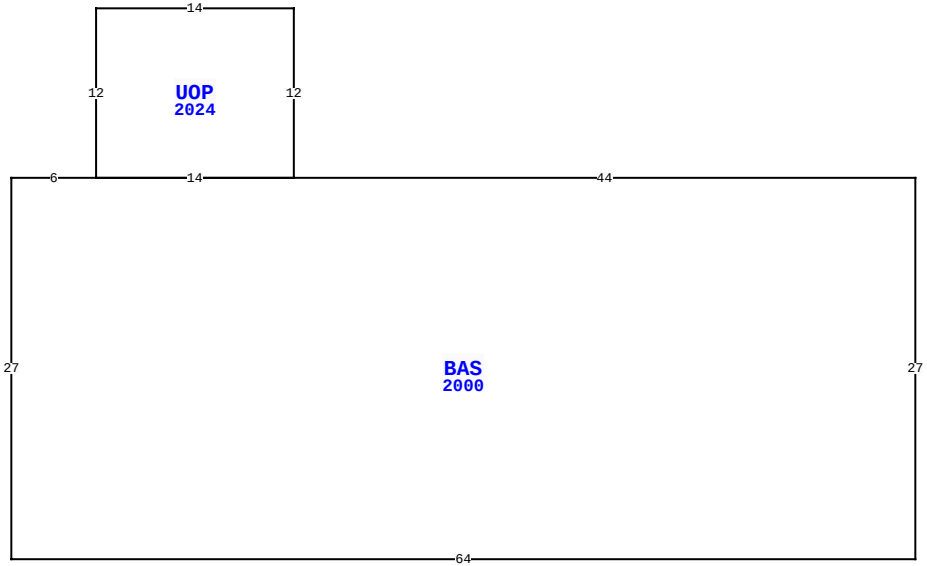
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2000	1,728	98,464
UOP	168	25	2024	42	2,393
TOTALS	1,896			1,770	100,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,770	128.9200	109.58	193,957	2000	2004	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 1728 HX Base Yr



85156 SHILOH PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	100,858
TOTAL MARKET OB/XF VALUE	3,145
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	204,003
SOH/AGL Deduction	59,964
ASSESSED VALUE	144,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,039
TOTAL JUST VALUE	204,003
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,596

DW/MH VIN: GAFLX35(A/B)16999HH21
2000 FTWD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH2966	MH MOVE-ON	0	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/0545	12/14/2022	WD	U	I	11	100
GRANTOR: STEIN PHILIP A						
GRANTEE: S&S TRUST						
1888/1048	11/07/2013	WD	U	I	12	46,500
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: STEIN PHILIP A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W44 W14 W6 S27 E64 N27 $
UOP=[YR=2024;ORIG=-58,0] E14 N12 W14 S12 $
.

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	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	2000	2000	3	20	240	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 3,145

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS