PT JOHN LOW GRANT PAR'S 77-3 &
78-3 IN OR 2608/562

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

2025

42-2N-27-0000-0078-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

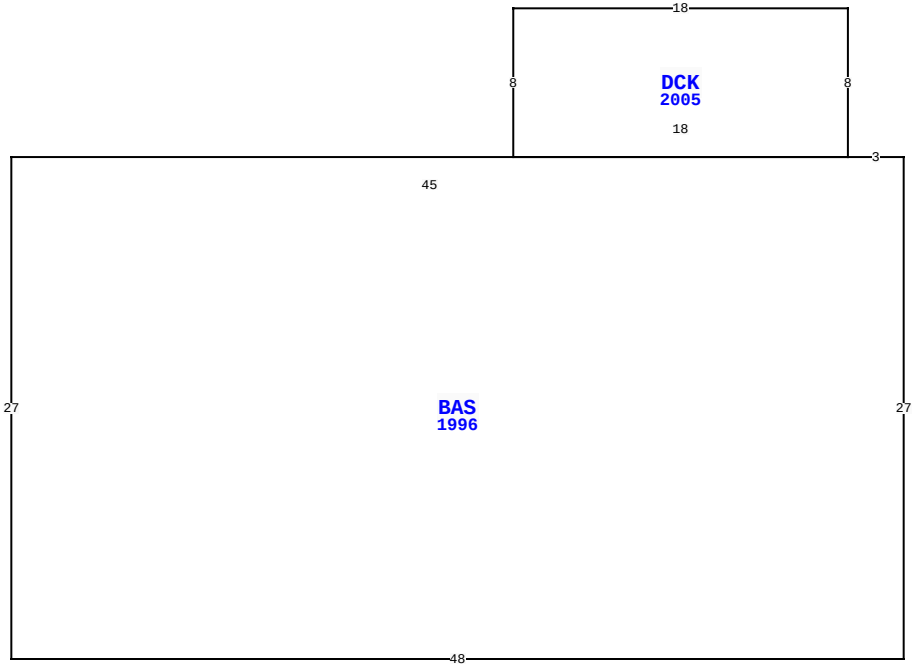
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,296	100	1996	1,296	59,134
DCK	144	15	2005	22	1,004
TOTALS	1,440			1,318	60,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,318	122.0000	103.70	136,677	1996	2000	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/07/2025 MLU
AG DATE	

85034 BILL HURLBERT RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,132
TOTAL MARKET OB/XF VALUE	533
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	258,665
SOH/AGL Deduction	29,476
ASSESSED VALUE	229,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,189
TOTAL JUST VALUE	258,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P09831	OTHER	0	08/01/2005
E15380	ELEC OTHER	0	07/01/2005
M10034	MECH OTHER	0	07/01/2005
B14820	NEW CONSTR	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/0562	12/14/2022	WD	U	I	11	100
GRANTOR: STEIN PHILIP A						
GRANTEE: S&S TRUST						
2412/1607	11/30/2020	WD	U	I	37	132,500
GRANTOR: SCOTT DONNA L F/K/A D						
GRANTEE: STEIN PHILIP A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W3 DCK=[YR=2005] N8 W18 S8 E18$ W45 S27 E48 N27$.

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	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1995	1995	3	20	216	
2	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2005	2005	3	22	317	

LAND DESCRIPTION

TOTAL OB/XF 533

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 06/27/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

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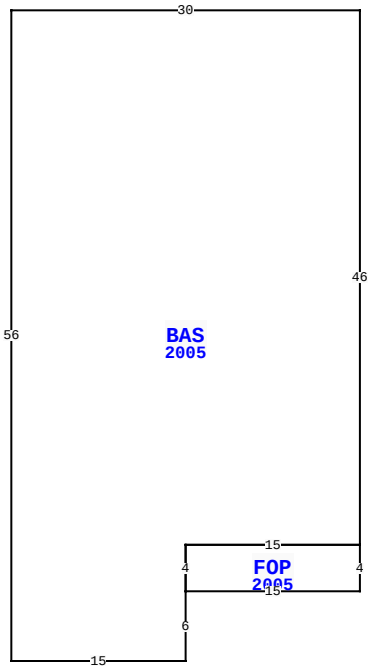
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,530	100	2005	1,530	136,390
FOP	60	30	2005	18	1,604
TOTALS	1,590			1,548	137,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,548	109.1400	98.23	152,060	2005	2005	0	0	0	9.25	90.75

2 SFR MODULR – 0% - 0 Heated Area: 1530 HX Base Yr



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GRANTEE: S&S TRUST						
2412/1607	11/30/2020	WD	U	I	37	132,500
GRANTOR: SCOTT DONNA L F/K/A D						
GRANTEE: STEIN PHILIP A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 S56 E15 N6 FOP=[YR=2005] E15 N4 W15 S4$ N4 E15 N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/27/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS