

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

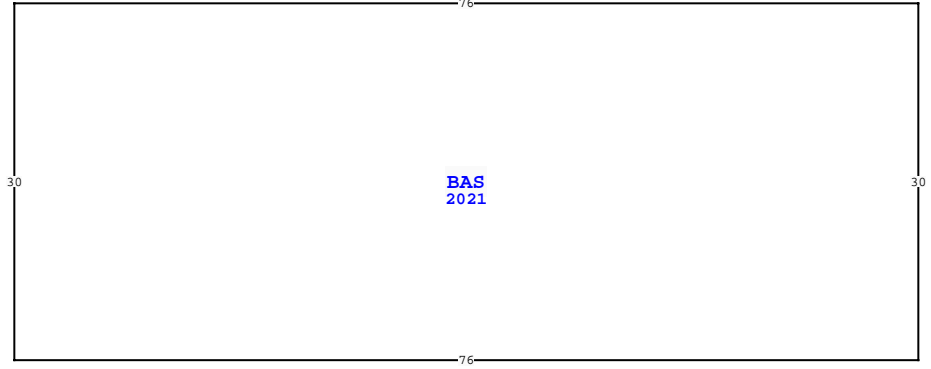
2025

43-2N-27-4621-0003-0040



BUILDING CHARACTERISTICS	
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/LAMNT 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

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	223,828	2021	2021	0	0	1.00	99.00		
Heated Area: 2280 HX Base Yr													



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2021	2,280	221,590
TOTALS	2,280			2,280	221,590

85397 STEPHEN RD, YULEE

BLD DATE	06/10/2009	KK	LGL DATE	
XF DATE			LAND DATE	05/09/2025
INC DATE			AG DATE	MLU

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	21	907	

TOTAL OB/XF 907

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	DPH 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	85,000.00	85,000.00	85,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			221,590
TOTAL MARKET OB/XF VALUE			907
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			307,497
SOH/AGL Deduction			45,170
ASSESSED VALUE			262,327
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			262,327
TOTAL JUST VALUE			307,497
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,908

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\$.