BLOCK C LOT 7
FELMORE PARK SUB PB 3/41

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

2025

51-3N-27-4860-000C-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

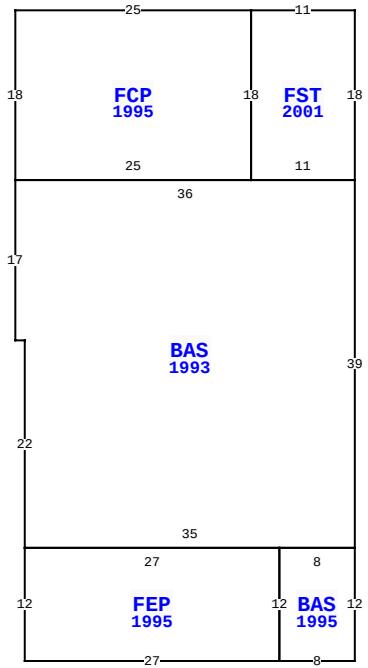
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,382	100	1993	1,382	124,276
BAS	96	100	1995	96	8,633
FCP	450	25	1995	112	10,072
FEP	324	80	1995	259	23,291
FST	198	55	2001	109	9,802
TOTALS	2,450			1,958	176,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,958	110.0000	110.00	215,380	1965	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1478 HX Base Yr



86043 JOHN ST, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	176,073
TOTAL MARKET OB/XF VALUE	2,570
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	238,643
SOH/AGL Deduction	0
ASSESSED VALUE	238,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,643
TOTAL JUST VALUE	238,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21139	DEMOLITION	1,000	02/01/2008
B9401541	ADDITION	23,750	12/01/1994
168	H/AC	2,800	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0551	12/14/2022	WD	U	I	11	100
GRANTOR: STEIN PHILIP ALAN						
GRANTEE: S&S TRUST						
2527/1679	1/10/2022	WD	Q	I	02	187,500
GRANTOR: ANDERSON MICHAEL						
GRANTEE: STEIN PHILIP ALAN						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2001] W11 FCP=[YR=1995] W25 S18 BAS=[YR=1993] S17 E1 S22 FEP=[YR=1995] S12 E27 BAS=[YR=1995] E8 N12 W8 S12$ N12 W27$ E35 N39 W36$ E25 N18$ S18 E11 N18$.

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	0681	POLE SHED	0	0	8	12	96.00	SF	15.00	15.00	100	1980	1980	3	20	288	
2	0940	SHEDS/PORT	0	0	12	14	168.00	SF	20.10	20.10	100	1992	1992	3	20	675	
3	0810	CONCRETE A	0	0	19	5	95.00	SF	6.50	6.50	100	1970	1970	3	20	124	
4	0810	CONCRETE A	0	0	0	0	228.00	SF	6.50	6.50	100	1995	1995	3	68	1,008	
5	0351	CARPORT MT	0	0	20	18	360.00	SF	6.60	6.60	100	2003	2003	3	20	475	

LAND DESCRIPTION

TOTAL OB/XF 2,570

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	0005	RSF-	2100.00	150.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/25/2022 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS