

BLOCK 3 LOT 5
IN OR 2388/74
LOFTON BLUFF 2 PB 4/92 & 93

MEAD JOHN HENRY/WIGGINS PATRICIA A
PO BOX 935
YULEE, FL 32041

2026

43-2N-27-4621-0003-0050



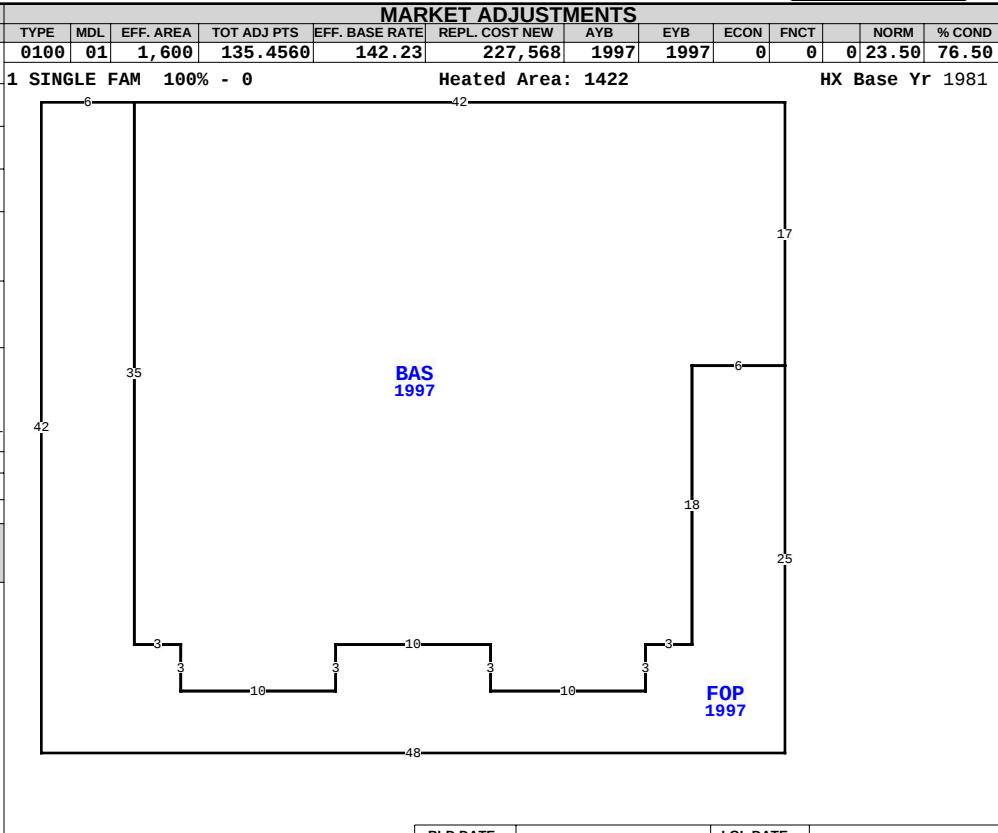
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,422	100	1997	1,422	154,722
FOP	594	30	1997	178	19,368
TOTALS	2,016			1,600	174,090

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	24	14	336.00	SF	30.00	30.00	100	1985
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	1.00



85377 STEPHEN RD, YULEE	BLD DATE	LGL DATE	05/11/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	174,090		
TOTAL MARKET OB/XF VALUE	4,711		
TOTAL LAND VALUE - MARKET	90,000		
TOTAL MARKET VALUE	268,801		
SOH/AGL Deduction	140,893		
ASSESSED VALUE	127,908		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	76,497		
TOTAL JUST VALUE	268,801		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	257,210		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973971	NEW CONSTR	70,000	05/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0074	7/29/2020	QC	U	I	11	100
GRANTOR: MEAD JOHN HENRY						
GRANTEE: MEAD JOHN H & PATRI						
0716/0580	10/18/1994	WD	U	I	10	8,000
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: MEAD JOHN HENRY						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W42 FOP=[YR=1997] W6 S42 E48 N25 W6 S18 W3 S3 W10 N3 W10 S3 W10 N3 W3 N35\$ S35 E3 S3 E10 N3 E10 S3 E10 N3 E3 N18 E6 N17 \$.											