BLOCK 3 LOT 6
IN OR 638 PG 673
LOFTON BLUFF 2 PB 4/92 & 93

MEAD JOHN H & CAROLYN
PO BOX 935
YULEE, FL 32041-0935

2026

43-2N-27-4621-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85343 STEPHEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,976
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	105,976
SOH/AGL Deduction	21,214
ASSESSED VALUE	84,762
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,762
TOTAL JUST VALUE	105,976
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1088	MH MOVE-ON	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0638/0673	10/09/1991	WD	U	I		18,500
GRANTOR: HODGE JAMES K						
GRANTEE: MEAD JOHN & CAROLYN						
0638/0671	10/09/1991	WD	U	V	10	8,000
GRANTOR: PHILIPS ELISE ETAL						
GRANTEE: HODGE JAMES K						

BUILDING NOTES

BUILDING DIMENSIONS

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
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
4	0680	POLE SHED	0	0	28	20	560.00	SF	10.00	10.00	100	2024	2015		71	3,976	

LAND DESCRIPTION

TOTAL OB/XF 15,976

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 06/24/2024 BY KWX Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS