BLOCK 9 LOT 22
LOFTON BLUFF 3 PB 4/108

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

2026

43-2N-27-4622-0009-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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
Quality	03	Quality Level 03

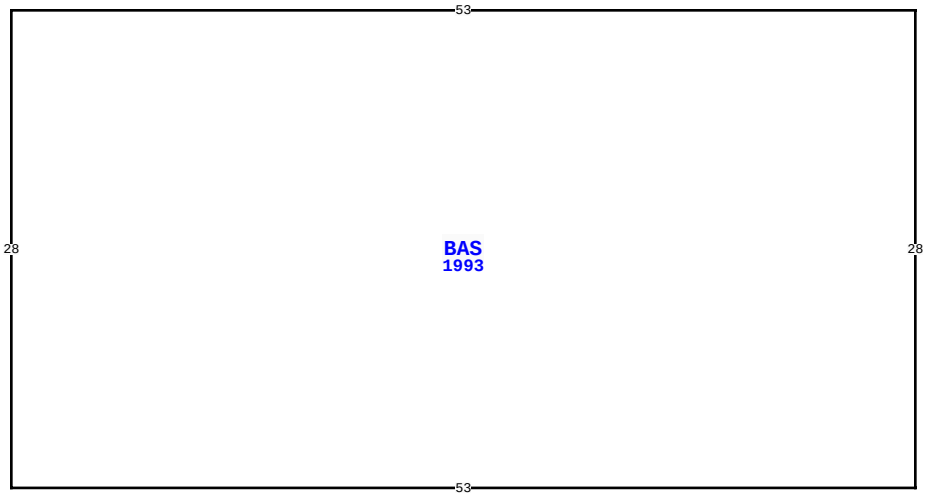
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	1993	1,484	41,626
TOTALS	1,484			1,484	41,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,484	110.0000	93.50	138,754	1985	1995	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1484 HX Base Yr



85112 PHILLIPS 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	48,478
TOTAL MARKET OB/XF VALUE	504
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	138,982
SOH/AGL Deduction	6,474
ASSESSED VALUE	132,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,508
TOTAL JUST VALUE	138,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E07505	CHNGE SRVC	300	11/01/2000
3147	GARAGE	6,000	01/12/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/0555	12/14/2022	WD	U	I	11	100
GRANTOR: STEIN PHILLIP A						
GRANTEE: S&S TRUST						
2164/1871	12/15/2017	WD	Q	I	01	74,000
GRANTOR: LAMB JANICE & TRACI S						
GRANTEE: STEIN PHILLIP A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 S28 E53 N28$.

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	0751	UOP	0	0	21	12	252.00	SF	10.00	10.00	100	1995	1995	3	20	504	

LAND DESCRIPTION

TOTAL OB/XF 504

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
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

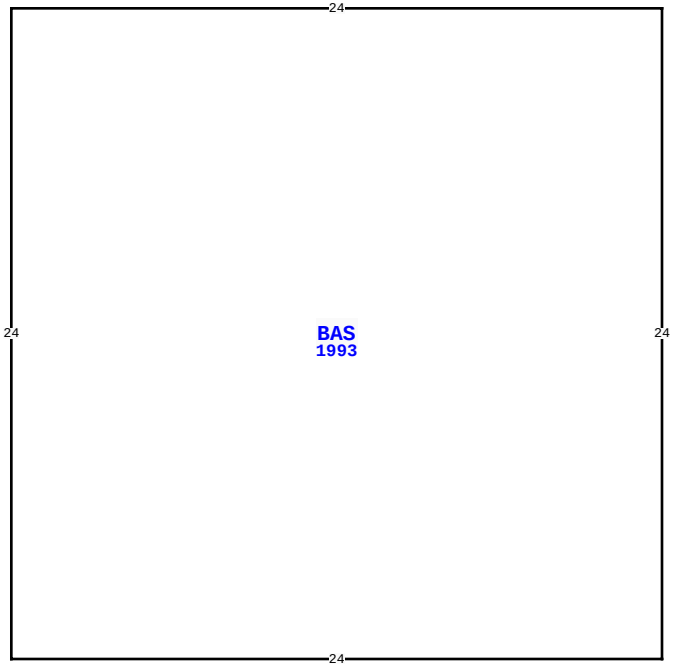
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	1993	576	6,852
TOTALS	576			576	6,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	61.0000	23.79	13,703	1985	1985	0	0	0	50.00	50.00

2 GARAGE RES 0% - 0 Heated Area: 576 HX Base Yr



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GRANTEE: S&S TRUST						
2164/1871	12/15/2017	WD	Q	I	01	74,000
GRANTOR: LAMB JANICE & TRACI S						
GRANTEE: STEIN PHILLIP A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S24 E24 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS