PT OF JOHN D VAUGHAN GRANT
SEC 38-2N-27E IN OR 2485/255

MCCARTHY MATTHEW C & TESSA THOMAS
84147 ST THOMAS ST
YULEE, FL 32097

2023

38-2N-27-0000-0014-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

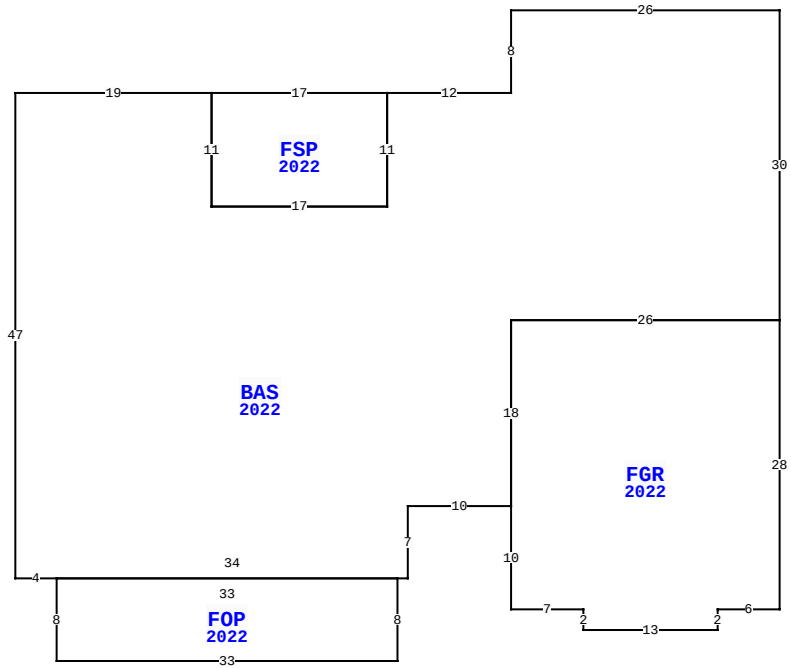
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,779	100	2,779	327,894
FGR	754	55	415	48,966
FOP	264	30	79	9,321
FSP	187	40	75	8,849
TOTALS	3,984		3,348	395,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,348	99.3600	117.99	395,031	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2779 HX Base Yr 2023



85147 ST THOMAS ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,031
TOTAL MARKET OB/XF VALUE		4,680
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		579,711
SOH/AGL Deduction		74,434
ASSESSED VALUE		505,277
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		455,277
TOTAL JUST VALUE		579,711
NCON VALUE		399,129
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011483	CO ISSUED	0	07/27/2022
21016246	NEW CONSTR	464,743	11/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1811	4/25/2022	WD	U	V	11	100
GRANTOR: MCCARTHY MATTHEW C &						
GRANTEE: MCCARTHY MATTHEW C						
2485/0255	8/02/2021	WD	U	V	37	55,000
GRANTOR: BLAIR GERALD F & CARL						
GRANTEE: MCCARTHY MATTHEW C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 S8 W12 FSP=[YR=2022] W17 S11 E17 N11$ S11 W17 N11 W19 S47 E4 FOP=[YR=2022] S8 E33 N8 W33$ E34 N7 E10 FGR=[YR=2022] S10 E7 S2 E13 N2 E6 N28 W26 S18$ N18 E26 N30$.

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	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20	5.20	100	2022	2022	3	100	4,680	

LAND DESCRIPTION

TOTAL OB/XF 4,680

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.25	AC		1.00	1.00	1.00	80,000.00	80,000.00	180,000							

REVIEW DATE 11/01/2022 BY NW Total Acres: 2.25 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS