LOT 51
IN OR 717/1579 OR 1833/662
LOFTON OAKS @ YULEE HOME

SHOOK TIMOTHY S
85325 ST THOMAS ST
YULEE, FL 32097

2023

38-2N-27-1270-0051-0000

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

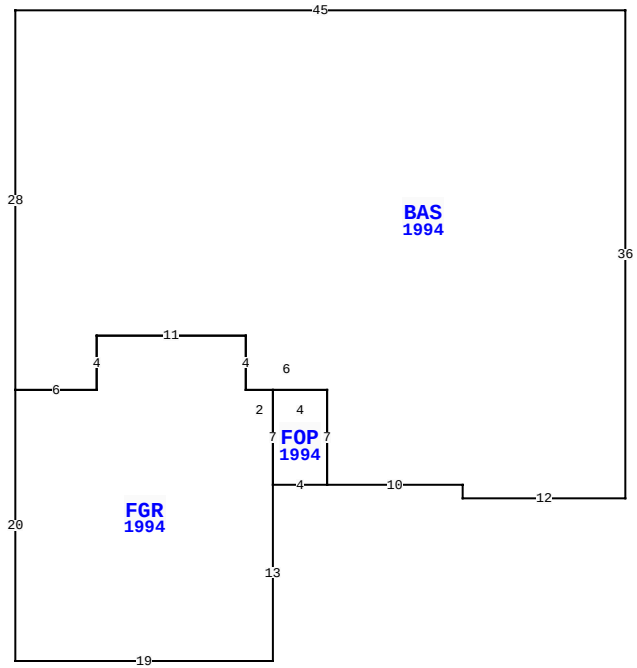
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,382	100	1,382	128,983
FGR	424	55	233	21,746
FOP	28	30	8	747
TOTALS	1,834		1,623	151,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,623	119.9000	108.21	175,625	1994	1994	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1995 Heated Area: 1382 HX Base Yr 1995



85325 ST THOMAS ST, YULEE

BLD DATE	05/10/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		151,477
TOTAL MARKET OB/XF VALUE		2,792
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		204,269
SOH/AGL Deduction		90,665
ASSESSED VALUE		113,604
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,604
TOTAL JUST VALUE		204,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 1225	NEW CONSTR	2,800	09/01/1994
94-01222	NEW CONSTR	73,800	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1833/0662	1/02/2013	QC	U	I	11	100
GRANTOR: WISE DAPHNE						
GRANTEE: SHOOK TIMOTHY S						
0717/1579	11/07/1994	WD	Q	I		72,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: SHOOK TIMOTHY & DAP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W45 S28 FGR=[YR=1994] S20E19 N13 FOP=[YR=1994] E4 N7 W4 S7$ N7 W2 N4 W11 S4 W6$ E6 N4 E11 S4 E6 S7 E10 S1 E12 N36$.

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	767.00	SF	5.20	5.20	100	1994	1994	3	70	2,792	

LAND DESCRIPTION

TOTAL OB/XF 2,792

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/22/2017 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS