

LOT 67
IN OR 2222/396
LOFTON OAKS @ YULEE HOME

GAYLORD TERRY KAY
85102 ST THOMAS ST
YULEE, FL 32097

2023

38-2N-27-1270-0067-0000



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
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NEIGHBORHOOD/LOC	4046.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	1,520	137,266
FGR	418	55	230	20,771
FOP	84	30	25	2,258
PTO	120	5	6	542
USP	288	30	86	7,767

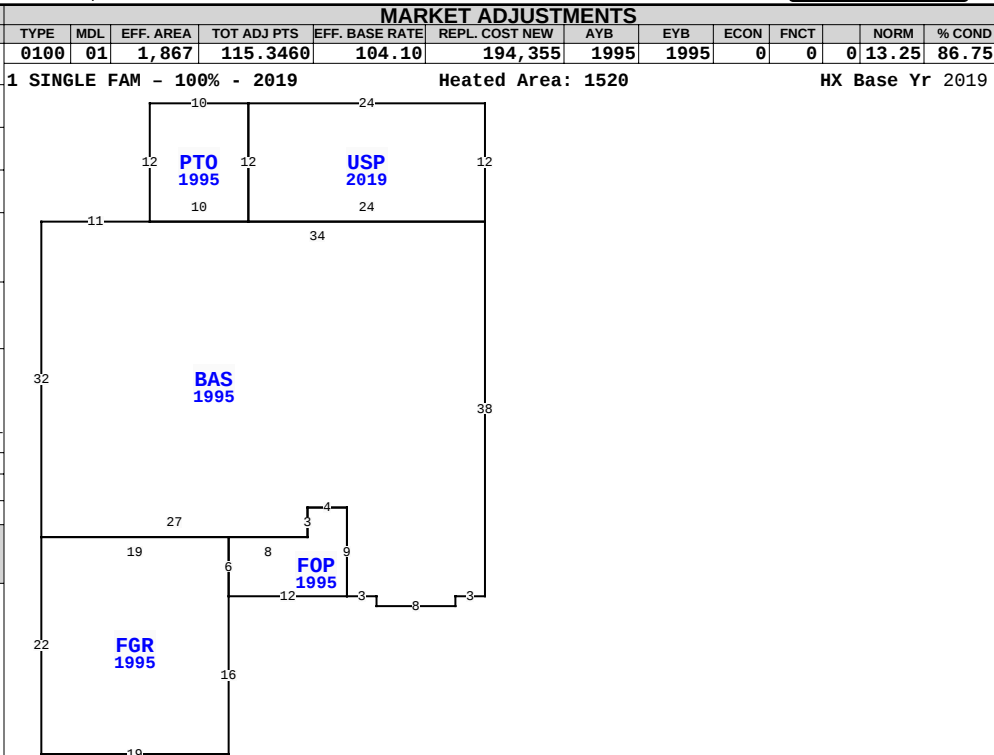
TOTALS	2,430		1,867	168,603
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EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0811	CONCRETE B	0 100	0	0	980.00	SF	5.20	5.20	100	1995	1995	3	72	3,669	
3	0811	CONCRETE B	0 100	0	0	641.00	SF	5.20	5.20	100	2019	2019	3	99	3,300	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							



85102 ST THOMAS ST, YULEE

BLD DATE	05/10/2022	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
5 VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,603
TOTAL MARKET OB/XF VALUE		9,734
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		228,337
SOH/AGL Deduction		74,362
ASSESSED VALUE		153,975
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		98,975
TOTAL JUST VALUE		228,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1906262	SCRN ROOM	33,299	06/12/2019
95-01585	NEW CONSTR	84,400	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2222/0396	9/07/2018	WD	Q	I	01	186,000

GRANTOR: DUDZINSKI JOSEPH F &
GRANTEE: GAYLORD TERRY KAY
1895/1906 12/30/2013 WD Q I 01 140,000
GRANTOR: BENNETT DONALD F & MA
GRANTEE: DUDZINSKI JOSEPH F

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2019] W24 PTO=[YR=1995] W10 S12 BAS=[YR=1995] W11 S32 FGR=[YR=1995] S22 E19 N16 FOP=[YR=1995] E12 N9 W4 S3 W8 S6\$ N6 W19\$ E27 N3 E4 S9 E3 S1 E8 N1 E3 N38 W34\$ E10 N12\$ S12 E24 N12\$.