LOT 92
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

LAKE CYNTHIA SUSAN &/GARRETT DEBRA
85180 SAINT THOMAS ST
YULEE, FL 32097

2023

38-2N-27-1270-0092-0000

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	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

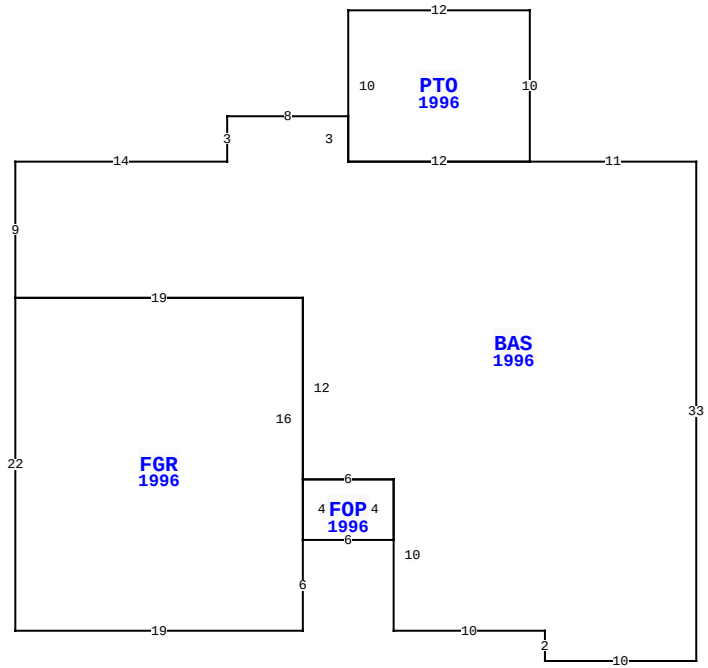
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	961	100	961	100,584
FGR	418	55	230	24,073
FOP	24	30	7	733
PTO	120	5	6	628
TOTALS	1,523		1,204	126,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,204	132.9240	119.96	144,432	1996	1996	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2023 Heated Area: 961 HX Base Yr 2023



85180 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		126,017
TOTAL MARKET OB/XF VALUE		2,843
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		178,860
SOH/AGL Deduction		0
ASSESSED VALUE		178,860
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,860
TOTAL JUST VALUE		178,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9502299	NEW CONSTR	44,000	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/1564	11/05/2021	WD	Q	I	01	240,000
GRANTOR: STRATAKOS BRENT S & M						
GRANTEE: GARRETT DEBRA & CYN						
2199/1789	5/29/2018	WD	Q	I	01	170,000
GRANTOR: ANNNG INVESTMENTS INC						
GRANTEE: STRATAKOS BRENT S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W11 PTO=[YR=1996] N10 W12 S10 E12 $ W12 N3 W8 S3 W14 S9 FGR=[YR=1996] S22 E19 N6 FOP=[YR=1996] E6 N4 W6 S4 $ N16 W19 $ E19 S12 E6 S10 E10 S2 E10 N33 $.

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	749.00	SF	5.20	5.20	100	1996	1996	3	73	2,843	

LAND DESCRIPTION

TOTAL OB/XF 2,843

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 05/25/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS