

LOT 93
IN OR 1833/1267
LOFTON OAKS @ YULEE HOME

NETTLES BONNIE H
85164 ST THOMAS STREET
YULEE, FL 32097

2023

38-2N-27-1270-0093-0000



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 80
Interior Floo	08	SHT VINYL 20
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	1,050	100	1,050	100,957
FGR	418	55	230	22,114
FOP	16	30	5	481
USP	140	30	42	4,038
TOTALS	1,624		1,327	127,590

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	684.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

REVIEW DATE 05/25/2018 BY SBX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,327	122.1000	110.20	146,235	1996	1996	0	0	0 12.75	87.25	
1 SINGLE FAM - 100% - 2013 Heated Area: 1050 HX Base Yr 2013												
85164 ST THOMAS ST, YULEE												

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

TOTAL OB/XF												
2,596												

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		127,590	
TOTAL MARKET OB/XF VALUE		2,596	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		180,186	
SOH/AGL Deduction		79,561	
ASSESSED VALUE		100,625	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		50,625	
TOTAL JUST VALUE		180,186	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		157,916	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02403	NEW CONSTR	65,000	11/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1833/1267	12/27/2012	WD	Q	I	01	122,500
GRANTOR: VISHNY MARY M						
GRANTEE: NETTLES BONNIE H						
1268/0907	10/25/2004	WD	Q	I		136,500
GRANTOR: GAINY LENA A						
GRANTEE: VISHMY MARY M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W13 USP=[YR=2012] N10 W14 S10 E14 \$ W35 S30 E12 N3 E13 FOP=[YR=1996] E4 FGR=[YR=1996] S8 E19 N22 W19 S14 \$ N4 W4 S4 \$ N4 E4 N10 E19 N13 \$.									

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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Common: 50,000 PRINTED 08/02/2023 BY SYS