LOT 2
IN OR 1929/1534
LOFTON CREEK PB 6/33-36

GIBSON STEVEN M
83295 ST MARK DRIVE
YULEE, FL 32097

2023

38-2N-27-127C-0002-0000

BUILDING CHARACTERISTICS

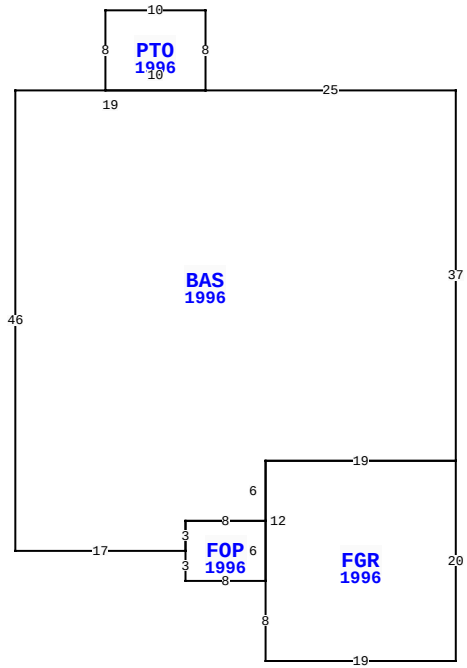
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,829	100	1,829	163,751
FGR	380	55	209	18,712
FOP	48	30	14	1,254
PTO	80	5	4	358
TOTALS	2,337		2,056	184,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,056	114.5914	103.42	212,632	1996	1996	0	0	0	13.43	86.57

1 SINGLE FAM – 100% - 2015 Heated Area: 1829 HX Base Yr 2015



83295 ST MARK DR, YULEE

BLD DATE	05/10/2022 NW	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		184,076
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		236,976
SOH/AGL Deduction		92,626
ASSESSED VALUE		144,350
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,350
TOTAL JUST VALUE		236,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006442	HARDI-SIDING/WIND	54,808	05/18/2023
963292	NEW CONSTR	87,890	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1929/1534	7/25/2014	WD	Q	I	02	160,500
GRANTOR: BAKER VICKI J						
GRANTEE: GIBSON STEVEN M						
0939/1686	7/11/2000	WD	Q	I		122,600
GRANTOR: ARTMITAGE DIANE M						
GRANTEE: BAKER VICKI J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W25 PTO=[YR=1996] N8 W10 S8 E10 $ W19 S46 E17 FOP=[YR=1996] S3 E8 FGR=[YR=1996] S8 E19 N20 W19 S12 $ N6 W8 S3 $ N3 E8 N6 E19 N37 $.

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	764.00	SF	5.20	5.20	100	1996	1996	3	73	2,900	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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			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