LOT 4
IN OR 824 PG 1970
LOFTON CREEK PB 6/33-36

LOVELL EUGENE B & MARIE M
83269 ST MARK DRIVE
YULEE, FL 32097

2023

38-2N-27-127C-0004-0000

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 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

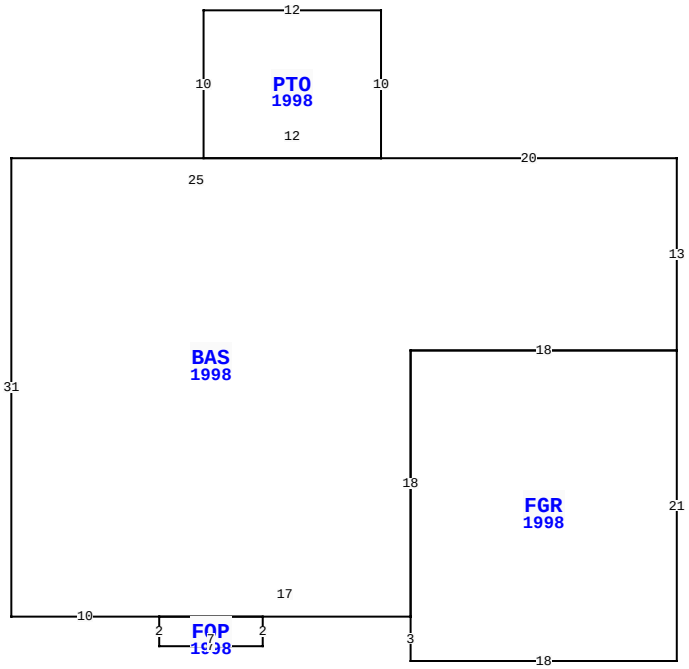
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,071	100	1,071	111,384
FGR	378	55	208	21,632
FOP	14	30	4	416
PTO	120	5	6	624
TOTALS	1,583		1,289	134,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,289	126.9840	114.60	147,719	1998	2003	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 1999 Heated Area: 1071 HX Base Yr 1999



83269 ST MARK DR, 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		134,055
TOTAL MARKET OB/XF VALUE		3,934
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		187,989
SOH/AGL Deduction		85,393
ASSESSED VALUE		102,596
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,596
TOTAL JUST VALUE		187,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002076	REPAIR/RRF	12,500	03/19/2020
9704513	NEW CONSTR	60,765	01/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0824/1970	3/04/1998	WD	Q	I		86,600
GRANTOR: HALLMARK HOMES INC						
GRANTEE: LOVELL EUGENE & MAR						
0786/1147	3/07/1997	WD	U	V	19	17,500
GRANTOR: R E D LIMITED PARTNER						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 PTO=[YR=1998] N10 W12 S10 E12 $ W25 S31 E10 FOP=[YR=1998] S2 E7 N2 W7$ E17 FGR=[YR=1998] S3 E18 N21 W18 S18 $ N18 E18 N13 $.

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	0810	CONCRETE A	0	100	0	0	786.00	SF	6.50	6.50	100	1998	1998	3	77	3,934	

LAND DESCRIPTION

TOTAL OB/XF 3,934

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 05/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS