LOT 16
IN OR 1371/1676
LOFTON CREEK PB 6/33-36

MAXWELL NEIL G & MARY A
84093 ST JAMES COURT
YULEE, FL 32097

**2023**

**38-2N-27-127C-0016-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

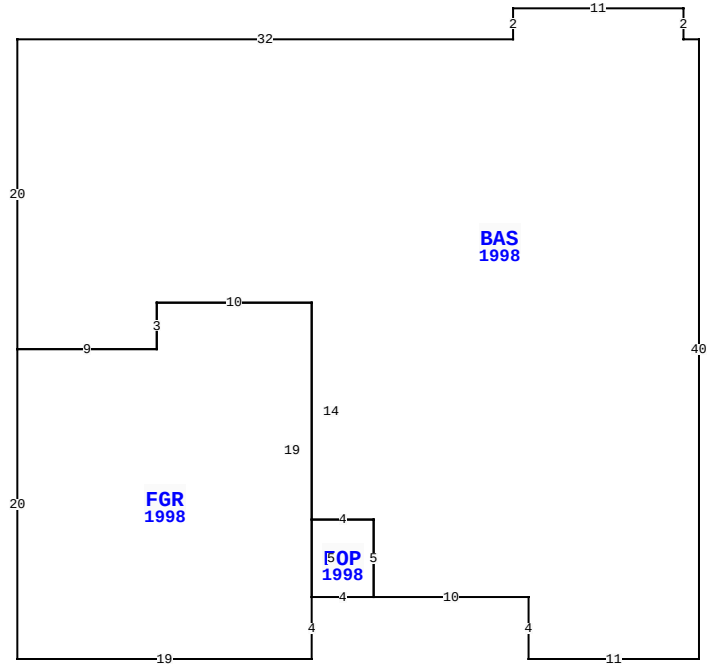
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 |
| NEIGHBORHOOD/LOC | 4046.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,296 | 100 | 1,296 | 126,233 |
| FGR | 410 | 55 | 226 | 22,013 |
| FOP | 20 | 30 | 6 | 584 |
| TOTALS | 1,726 | | 1,528 | 148,829 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,528 | 122.2980 | 110.37 | 168,645 | 1998 | 1998 | 0 | 0 | 0 | 11.75 | 88.25 |

1 SINGLE FAM – 100% - 2006 Heated Area: 1296 HX Base Yr 2006




84093 ST JAMES CT, YULEE

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 148,829 |
| TOTAL MARKET OB/XF VALUE | | 5,788 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 204,617 |
| SOH/AGL Deduction | | 91,567 |
| ASSESSED VALUE | | 113,050 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 63,050 |
| TOTAL JUST VALUE | | 204,617 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 176,192 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M98 3369 | H/AC | 2,435 | 10/01/1998 |
| P983008 | NEW CONSTR | 0 | 09/01/1998 |
| R981202 | REPAIR/RRF | 0 | 08/01/1998 |
| B9805282 | NEW CONSTR | 0 | 08/01/1998 |
| E984724 | TEMP POLE | 5,500 | 05/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1371/1676 | 12/06/2005 | WD | Q | I | | 170,000 |
| GRANTOR: ROY THEDFORD A JR & C | | | | | | |
| GRANTEE: MAXWELL NEIL G & MA | | | | | | |
| 0859/0043 | 12/14/1998 | WD | Q | I | | 93,900 |
| GRANTOR: ATLANTIC BUILDERS INC | | | | | | |
| GRANTEE: ROY THEDFORD A JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W1 N2 W11 S2 W32 S20 FGR=[YR=1998] S20 E19 N4 FOP=[YR=1998] E4 N5 W4 S5$ N19 W10 S3 W9$ E9 N3 E10 S14 E4 S5 E10 S4 E11 N40$.

## 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 | 576.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 77 | 2,883 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 83 | 2,905 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,788

| 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