LOT 21
LOFTON CREEK PB 6/33-36

GUERRIER FLORENT
65068 MOSSY CREEK LANE
YULEE, FL 32097

2023

38-2N-27-127C-0021-0000

BUILDING CHARACTERISTICS

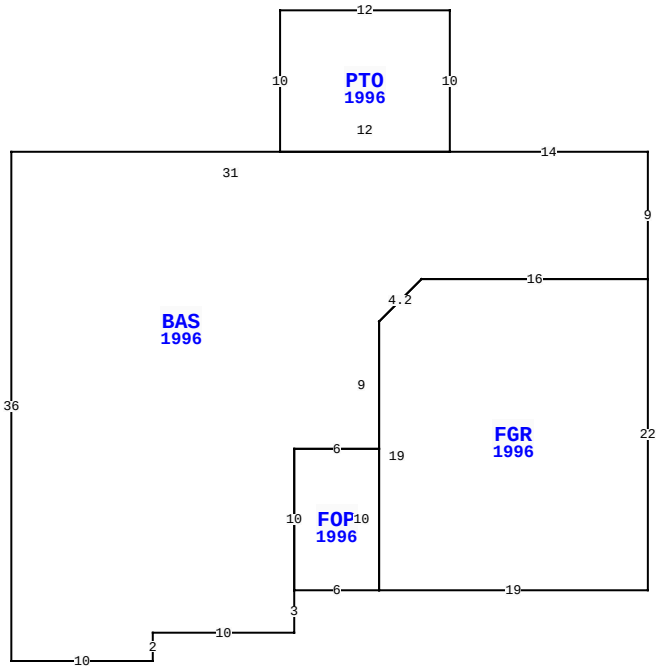
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,002	100	1,002	108,513
FGR	414	55	228	24,692
FOP	60	30	18	1,950
PTO	120	5	6	650
TOTALS	1,596		1,254	135,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,254	126.9840	114.60	143,708	1996	2010	0	0	0	5.50	94.50

1 SINGLE FAM – 0% - 0 Heated Area: 1002 HX Base Yr



84042 ST JAMES CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	135,804
TOTAL MARKET OB/XF VALUE	5,666
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	191,470
SOH/AGL Deduction	26,027
ASSESSED VALUE	165,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,443
TOTAL JUST VALUE	191,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962982	NEW CONSTR	57,079	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2277/1810	5/29/2019	WD	Q	I	01	169,000
GRANTOR: BEAN AARON & ABIGAIL						
GRANTEE: GUERRIER FLORENT						
1282/1355	12/21/2004	WD	Q	I		132,000
GRANTOR: FROST JAMES L JR						
GRANTEE: BEAN AARON & ABIGAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 PTO=[YR=1996] N10 W12 S10 E12 $ W31 S36 E10 N2 E10 N3 FOP=[YR=1996] E6 FGR=[YR=1996] E19 N22 W16 D3 L3 S19 $ N10 W6 S10 $ N10 E6 N9 U3 R3 E16 N9 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0811	CONCRETE B	0	0	0	0	755.00	SF	5.20	5.20	100	1996	1996	3	73	2,866	

LAND DESCRIPTION

TOTAL OB/XF 5,666

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	0			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