LOT 24
IN OR 1961/1547
LOFTON CREEK PB 6/33-36

DUDZINSKI FRANCIS J & DONNA J
85021 ST JOHN CT
YULEE, FL 32097

2023

38-2N-27-127C-0024-0000

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

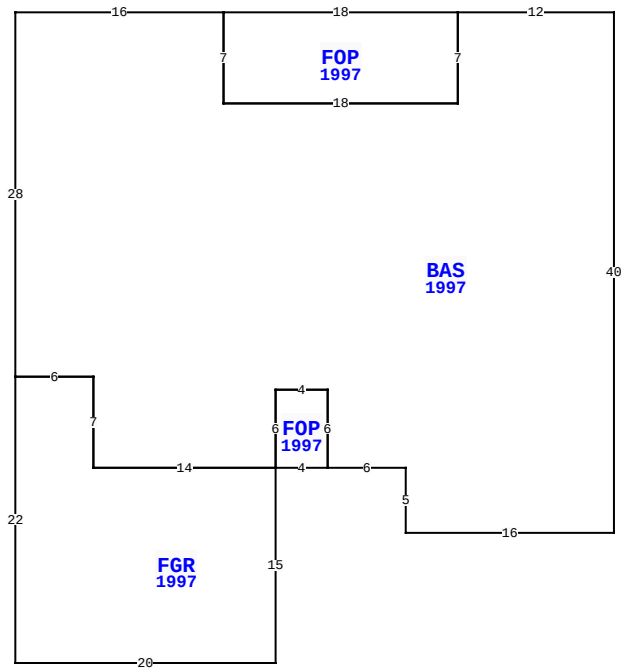
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100	1,498	144,956
FGR	342	55	188	18,192
FOP	24	30	7	678
FOP	126	30	38	3,677
TOTALS	1,990		1,731	167,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,731	118.8000	107.22	185,598	1997	2002	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2016 Heated Area: 1498 HX Base Yr 2016



85021 ST JOHN CT, 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		167,502
TOTAL MARKET OB/XF VALUE		2,742
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		220,244
SOH/AGL Deduction		88,685
ASSESSED VALUE		131,559
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,559
TOTAL JUST VALUE		220,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007581	REPAIR/RRF	0	08/21/2020
974230	NEW CONSTR	56,200	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1961/1547	2/06/2015	WD	Q	I	01	142,500
GRANTOR: HENDERSON ROGER A						
GRANTEE: DUDZINSKI FRANCIS J						
1008/1841	9/21/2001	QC	U	I	01	100
GRANTOR: HENDERSON ALANDA F &						
GRANTEE: HENDERSON ROGER A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W12 FOP=[YR=1997] W18 S7 E18 N7$ S7 W18 N7 W16 S28 FGR=[YR=1997] S22 E20 N15 FOP=[YR=1997] E4 N6 W4 S6$ W14 N7 W6$ E6 S7 E14 N6 E4 S6 E6 S5 E16 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	0811	CONCRETE B	0	100	0	0	703.00	SF	5.20	5.20	100	1997	1997	3	75	2,742	

LAND DESCRIPTION

TOTAL OB/XF 2,742

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 12/04/2020 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS