LOT 30
IN OR 925/1280
LOFTON CREEK PB 6/33-36

RODRIGUEZ RAUL
85111 ST JOHN COURT
YULEE, FL 32097

2023

38-2N-27-127C-0030-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

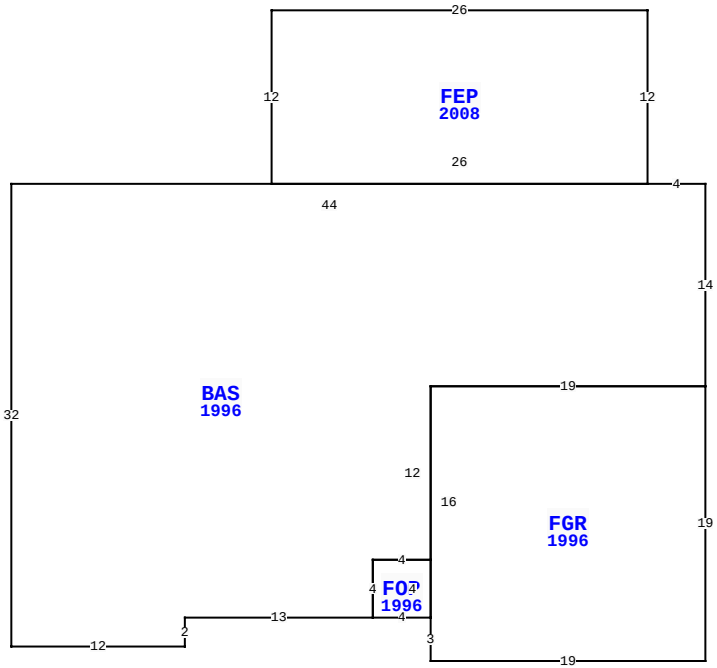
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	120,764
FEP	312	80	250	26,391
FGR	361	55	199	21,007
FOP	16	30	5	528
TOTALS	1,833		1,598	168,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,598	133.2936	120.30	192,239	1996	1997	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2001 Heated Area: 1144 HX Base Yr 2001



85111 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		168,690
TOTAL MARKET OB/XF VALUE		2,688
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		221,378
SOH/AGL Deduction		98,490
ASSESSED VALUE		122,888
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		67,888
TOTAL JUST VALUE		221,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21356	12X27 SCRN ROOM	4,500	04/01/2008
B21066	REMODEL	1,000	02/01/2008
B018562	XFOB	3,000	07/01/2001
963075	NEW CONSTR	60,590	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0925/1280	3/24/2000	WD	Q	I		93,000
GRANTOR: WILLIS BRUCE H						
GRANTEE: RODRIGUEZ RAUL						
0793/0359	5/13/1997	WD	Q	I		81,000
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: WILLIS BRUCE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W4 FEP=[YR=2008] N12 W26 S12 E26$ W44 S32 E12 N2 E13 FOP=[YR=1996] E4 FGR=[YR=1996] S3 E19 N19 W19 S16$ N4 W4 S4$ N4 E4 N12 E19 N14$.

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	708.00	SF	5.20	5.20	100	1996	1996	3	73	2,688	

LAND DESCRIPTION

TOTAL OB/XF 2,688

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