LOT 32
IN OR 2101/316
LOFTON CREEK PB 6/33-36

STAFFORD RYAN
85147 ST JOHN CT
YULEE, FL 32097

2023

38-2N-27-127C-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

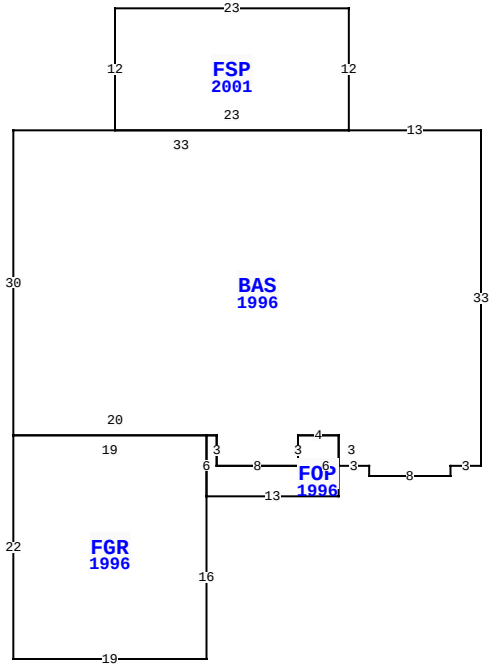
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,454	100	1,454	137,483
FGR	418	55	230	21,747
FOP	54	30	16	1,513
FSP	276	40	110	10,401
TOTALS	2,202		1,810	171,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	120.1200	108.41	196,222	1996	1996	0	0	0	12.78	87.22

1 SINGLE FAM – 100% - 2018 Heated Area: 1454 HX Base Yr 2018



85147 ST JOHN CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		171,145
TOTAL MARKET OB/XF VALUE		6,106
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		227,251
SOH/AGL Deduction		86,495
ASSESSED VALUE		140,756
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,756
TOTAL JUST VALUE		227,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108731	XFOB	2,425	09/01/2001
963054	NEW CONSTR	62,480	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2101/0316	2/10/2017	WD	Q	I	01	165,500
GRANTOR: BROWN LARRY						
GRANTEE: STAFFORD RYAN						
1873/0539	4/22/2013	QC	U	I	11	100
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W13 FSP=[YR=2001] N12 W23 S12 E23 $ W33 S30
FGR=[YR=1996] S22 E19 N16 FOP=[YR=1996] E13 N6 W4 S3 W8 N3 W1
S6 $ N6 W19 $ E20 S3 E8 N3 E4 S3 E3 S1 E8 N1 E3 N33 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	871.00	SF	5.20	5.20	100	1996	1996	3	73	3,306	

LAND DESCRIPTION

TOTAL OB/XF 6,106

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