LOT 44
LOFTON CREEK PB 6/33-36

FIELDS MATTHEW R & KRISTIN R T
86021 ST ANDREW COURT
YULEE, FL 32097

2023

38-2N-27-127C-0044-0000

BUILDING CHARACTERISTICS

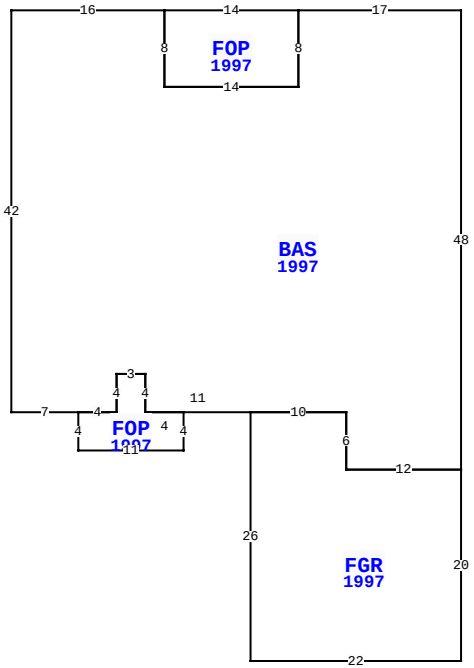
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,922	100	1,922	174,106
FGR	500	55	275	24,911
FOP	56	30	17	1,540
FOP	112	30	34	3,080
TOTALS	2,590		2,248	203,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,248	123.5388	111.49	250,630	1997	1997	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 2023 Heated Area: 1922 HX Base Yr 2023



86021 ST ANDREW CT, YULEE

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

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	0812	CONCRETE C	0	100	0	0	1,019.00	SF	4.00	4.00	100	1997	1997	3	75	3,057	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,637
TOTAL MARKET OB/XF VALUE		3,057
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		256,694
SOH/AGL Deduction		0
ASSESSED VALUE		256,694
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,694
TOTAL JUST VALUE		256,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226590	REMODEL	410	11/01/2012
B9704086	NEW CONSTR	72,036	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/0134	8/15/2022	WD	Q	I	01	320,000
GRANTOR: KAUFFMAN TESSA T & MA						
GRANTEE: FIELDS MATTHEW R &						
1590/1453	10/27/2008	WD	U	I	01	100
GRANTOR: KAUFFMAN TESSA T						
GRANTEE: KAUFFMAN TESSA T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W17 FOP=[YR=1997] W14 S8 E14 N8 $ S8 W14 N8 W16 S42 E7 FOP=[YR=1997] S4 E11 N4 W4 N4 W3 S4 W4 $ E4 N4 E3 S4 E11 FGR=[YR=1997] S26 E22 N20 W12 N6 W10 $ E10 S6 E12 N48 $.

LAND DESCRIPTION

TOTAL OB/XF 3,057

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