LOT 45 OR 793/1122
LOFTON CREEK PB 6/33-36

BAKER GEORGIA E & MARION
86035 ST ANDREW CT
YULEE, FL 32097

2023

38-2N-27-127C-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

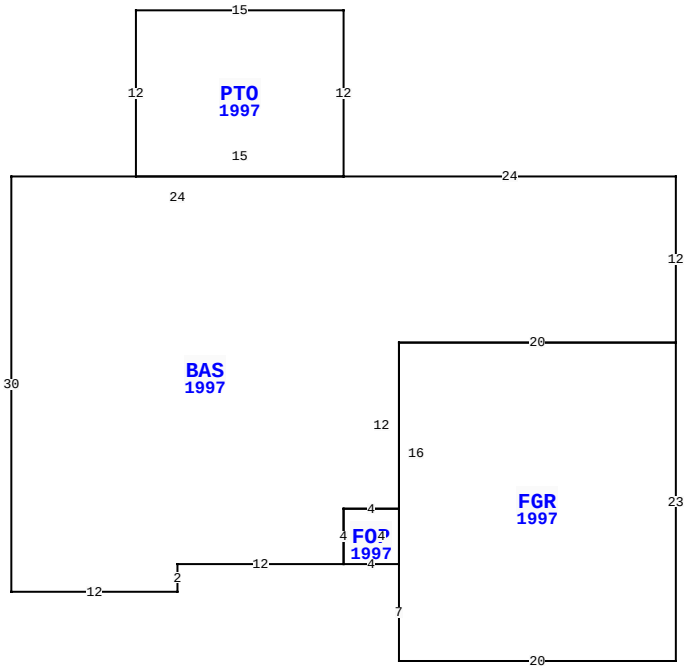
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,032	100	1,032	103,779
FGR	460	55	253	25,442
FOP	16	30	5	503
PTO	180	5	9	905
TOTALS	1,688		1,299	130,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,299	126.9840	114.60	148,865	1997	1997	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2004 Heated Area: 1032 HX Base Yr 2004



86035 ST ANDREW 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		130,629
TOTAL MARKET OB/XF VALUE		2,683
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		183,312
SOH/AGL Deduction		81,051
ASSESSED VALUE		102,261
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,261
TOTAL JUST VALUE		183,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25877	REPAIR/RRF	2,350	04/01/2012
973664	NEW CONSTR	60,590	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0793/1122	5/11/1997	WD	Q	I		76,000
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: BAKER GEORGIA & MAR						
0783/1339	1/30/1997	WD	U	V	19	16,500
GRANTOR: R E D LIMITED PARTNER						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W24 PTO=[YR=1997] N12 W15 S12 E15 $ W24 S30 E12 N2 E12 FOP=[YR=1997] E4 FGR=[YR=1997] S7 E20 N23 W20 S16 $ N4 W4 S4 $ N4 E4 N12 E20 N12 $.

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	688.00	SF	5.20	5.20	100	1997	1997	3	75	2,683	

LAND DESCRIPTION

TOTAL OB/XF 2,683

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