

LOT 62
IN OR 1978/1677
LOFTON CREEK PB 6/33-36

LONDON VERONICA
85014 ST THOMAS STREET
YULEE, FL 32097

2023

38-2N-27-127C-0062-0000



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	1,277	100	1,277	123,677
FGR	362	55	199	19,273
FOP	12	30	4	387
FSP	164	40	66	6,392
PTO	120	5	6	581

TOTALS	1,935		1,552	150,310
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	100	0	1,108.00	SF	4.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,552	122.2980	110.37	171,294	1997	1997	0	0	0	12.25
1 SINGLE FAM - 100% - 2016 Heated Area: 1277 HX Base Yr 2016											

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

L N	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	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0812	CONCRETE C	0	100	0	1,108.00	SF	4.00	4.00	100	1997	1997	3	75	3,324	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										150,310									
TOTAL MARKET OB/XF VALUE										6,159									
TOTAL LAND VALUE - MARKET										50,000									
TOTAL MARKET VALUE										206,469									
SOH/AGL Deduction										81,231									
ASSESSED VALUE										125,238									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										75,238									
TOTAL JUST VALUE										206,469									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										177,880									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973864	NEW CONSTR	55,825	04/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1978/1677	5/06/2015	SW	U	I	12	124,900	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: LONDON VERONICA							
1925/0963	7/02/2014	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: FEDERAL NATIONAL MO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W9 PTO=[YR=1997] N10 W12 S10 E12 \$ W36 S28 FGR=[YR=1997] S19 E20 N19 W10 S3 W6 N3 W4 \$ E4 S3 E6 N3 E10 S7 E9 FOP=[YR=1997] E4 FSP=[YR=1997] E12 N14 W10 S2 W2 S12 \$ N3 W4 S3 \$ N3 E4 N9 E2 N2 E10 N21 \$.									