LOT 86
IN OR 757 PG 1947
LOFTON OAKS @ YULEE HOME

PETERSON DEWAYNE L & LINDA A
85270 ST THOMAS ST
YULEE, FL 32097

2024

38-2N-27-1270-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

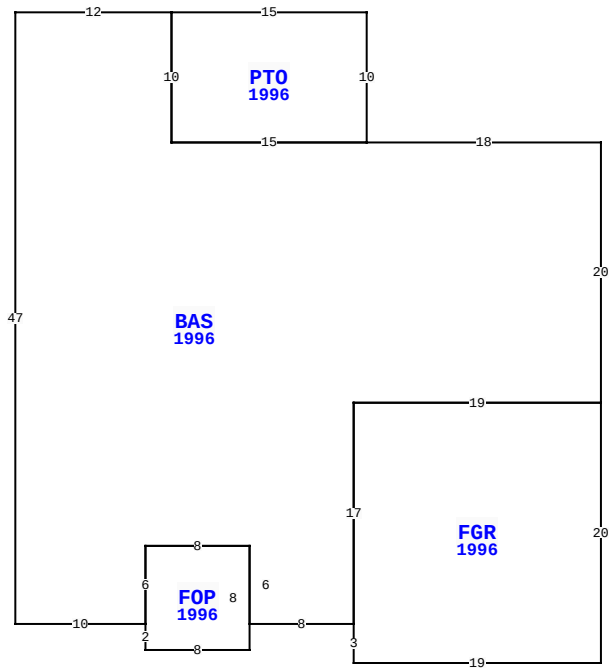
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,414	100	1,414	169,449
FGR	380	55	209	25,046
FOP	64	30	19	2,277
PTO	150	5	8	959
TOTALS	2,008		1,650	197,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,650	121.1760	138.14	227,931	1996	1996	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1414 HX Base Yr



85270 ST THOMAS ST, 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		197,730
TOTAL MARKET OB/XF VALUE		6,436
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		254,166
SOH/AGL Deduction		34,909
ASSESSED VALUE		219,257
TOTAL EXEMPTION VALUE	13	219,257
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		254,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02405	NEW CONSTR	80,000	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0757/1947	4/25/1996	WD	U	I	07	100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: PETERSON DEWAYNE &						
0752/1781	2/29/1996	WD	Q	I		83,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: PETERSON DEWAYNE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W18 PTO=[YR=1996] N10 W15 S10 E15 $ W15 N10 W12 S47 E10 FOP=[YR=1996] S2 E8 N8 W8 S6 $ N6 E8 S6 E8 FGR=[YR=1996] S3 E19 N20 W19 S17 $ N17 E19 N20 $.

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	4,200.00	4,200.00	100	1996	1996	3	79	3,318	
2	0811	CONCRETE B	0	100	0	0	694.00	SF	6.24	6.24	100	1996	1996	3	72	3,118	

LAND DESCRIPTION

TOTAL OB/XF 6,436

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS