LOT 90
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

**HENDRIX JOHN MICHAEL**
85212 ST THOMAS ST
YULEE, FL 32097

**2024**

**38-2N-27-1270-0090-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

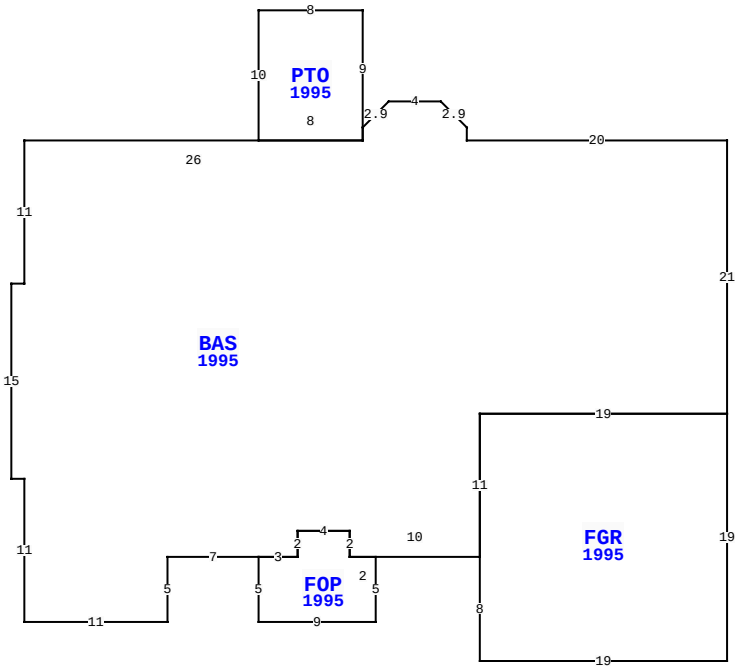
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,601 | 100 | 1,601 | 198,027 |
| FGR | 361 | 55 | 199 | 24,614 |
| FOP | 53 | 30 | 16 | 1,979 |
| PTO | 80 | 5 | 4 | 495 |
| TOTALS | 2,095 | | 1,820 | 225,116 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,820 | 118.5800 | 135.18 | 246,028 | 1995 | 2005 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM – 100% - 2024 Heated Area: 1601 HX Base Yr 2024




85212 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 | | 225,116 |
| TOTAL MARKET OB/XF VALUE | | 6,278 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 281,394 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 281,394 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 231,394 |
| TOTAL JUST VALUE | | 281,394 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 222,613 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 95-02188 | NEW CONSTR | 78,000 | 08/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2651/668 | 6/20/2023 | WD | Q | I | 01 | 310,000 |
| GRANTOR: YODER CAROLYN & JON A | | | | | | |
| GRANTEE: HENDRIX JOHN MICHAE | | | | | | |
| 2150/0208 | 10/03/2017 | WD | Q | I | 02 | 175,000 |
| GRANTOR: TOMPKINS AMY E | | | | | | |
| GRANTEE: YODER CAROLYN & JON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W20 N1 U2L2 W4 D2L2 S1 W26 S11 W1 S15 E1 S11 E11 N5 E7 E3 N2 E4 S2 E10 N11 E19 N21 $
FGR=[YR=1995;ORIG=-19,32] S8 E19 N19 W19 S11 $
PTO=[YR=1995;ORIG=-28,-1] N9 W8 S10 E8 N1 $
FOP=[YR=1995;ORIG=-36,32] S5 E9 N5 W2 N2 W4 S2 W3 $
.

## 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 | 1995 | 1995 | 3 | 77 | 3,234 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 697.00 | SF | 6.24 | 6.24 | 100 | 1995 | 1995 | 3 | 70 | 3,044 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,278

| 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