

LOT 93
IN OR 1833/1267
LOFTON OAKS @ YULEE HOME

NETTLES BONNIE H
85164 ST THOMAS STREET
YULEE, FL 32097

2024

38-2N-27-1270-0093-0000



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	1,050	100	1,050	126,785
FGR	418	55	230	27,772
FOP	16	30	5	604
USP	140	30	42	5,071
TOTALS	1,624		1,327	160,232

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	684.00	SF	6.24	6.24	100	1996

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2013

Heated Area: 1050

HX Base Yr 2013

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

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		160,232	
TOTAL MARKET OB/XF VALUE		3,073	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		213,305	
SOH/AGL Deduction		109,661	
ASSESSED VALUE		103,644	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		53,644	
TOTAL JUST VALUE		213,305	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		180,186	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02403	NEW CONSTR	65,000	11/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1833/1267	12/27/2012	WD	Q	I	01
GRANTOR: VISHNY MARY M					SALE PRICE
GRANTEE: NETTLES BONNIE H					122,500
GRANTOR: GAINNEY LENA A					
GRANTEE: VISHMY MARY M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W13 USP=[YR=2012] N10 W14 S10 E14 \$ W35 S30 E12 N3 E13 FOP=[YR=1996] E4 FGR=[YR=1996] S8 E19 N22 W19 S14 \$ N4 W4 S4 \$ N4 E4 N10 E19 N13 \$.											