

LOT 5
IN OR 1307/283
LOFTON CREEK PB 6/33-36

WELCH DONALD A & RITA A
83263 ST MARK DRIVE
YULEE, FL 32097

2024

38-2N-27-127C-0005-0000



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 90
Interior Floo	08	SHT VINYL 10
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

MAR NUM		MKT AREA	04
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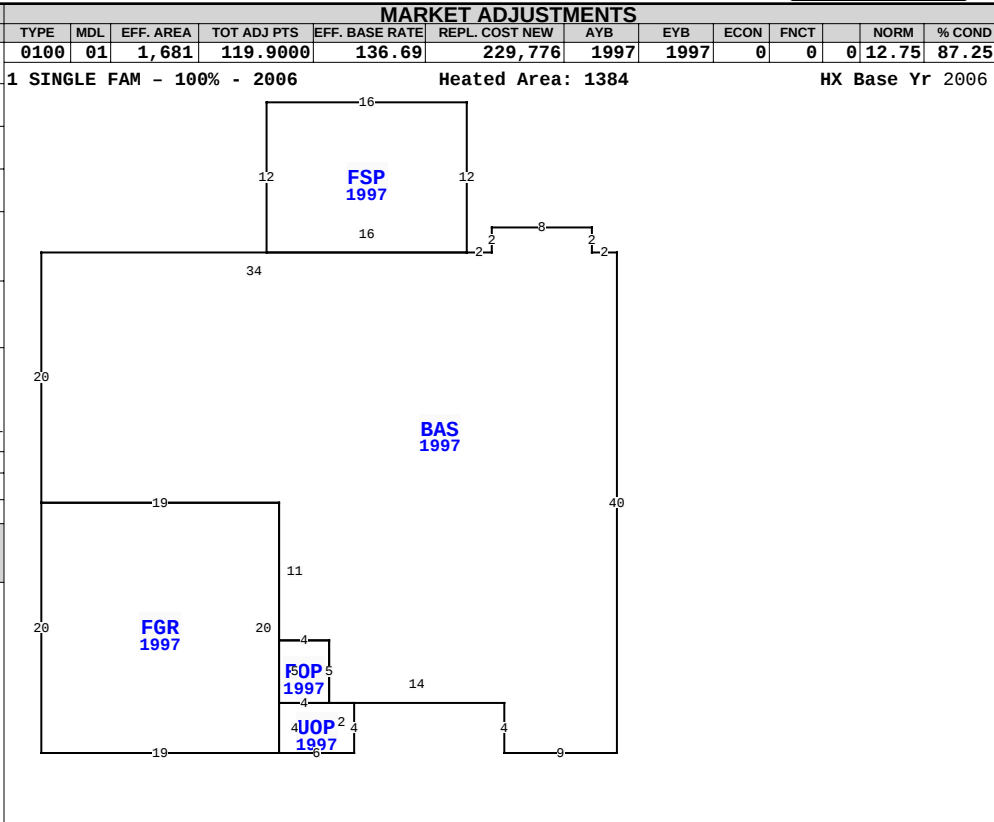
NEIGHBORHOOD/LOC	4046.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	1,384	165,059
FGR	380	55	209	24,926
FOP	20	30	6	715
FSP	192	40	77	9,183
UOP	24	20	5	596

TOTALS	2,000		1,681	200,480
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,112.00	SF	6.24
2	0810	CONCRETE A	0	100	4	11	44.00	SF	7.80
3	0845	KOOL DECK	0	100	0	0	762.00	SF	8.70
4	0861	POOL GUNIT	0	100	28	16	448.00	SF	102.00

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



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1997	1997	3	73	5,065	
100	1998	1998	3	75	257	
100	1998	1998	3	75	4,972	
100	1998	1998	3	21	9,596	

TOTAL OB/XF									
19,890									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					200,480				
TOTAL MARKET OB/XF VALUE					19,890				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					270,370				
SOH/AGL Deduction					136,697				
ASSESSED VALUE					133,673				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					83,673				
TOTAL JUST VALUE					270,370				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					227,187				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985634	XFOB	4,500	12/01/1998
B974525	SWIM POOL	10,000	01/07/1998
974161	NEW CONSTR	51,791	08/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/0283	4/05/2005	WD	Q	I		165,000
GRANTOR: GAULKE KATHERINE R &						
GRANTEE: WELCH DONALD A & RI						
1003/1832	8/20/2001	WD	U	I	07	100
GRANTOR: MEEHAN MARTIN M JR &						
GRANTEE: GAULKE KATHERINE &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W2 N2 W8 S2 W2 FSP=[YR=1997] N12 W16 S12 E16\$ W34 S20 FGR=[YR=1997] S20 E19 UOP=[YR=1997] E6 N4 W2 FOP=[YR=1997] N5 W4 S5 E4\$ W4 S4\$ N20 W19\$ E19 S11 E4 S5 E14 S4 E9 N40\$.									