LOT 7
IN OR 1016/451
LOFTON CREEK PB 6/33-36

CROSBY VICTOR F & KATHY J
83286 ST MARK DR
YULEE, FL 32097

2024

38-2N-27-127C-0007-0000

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 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

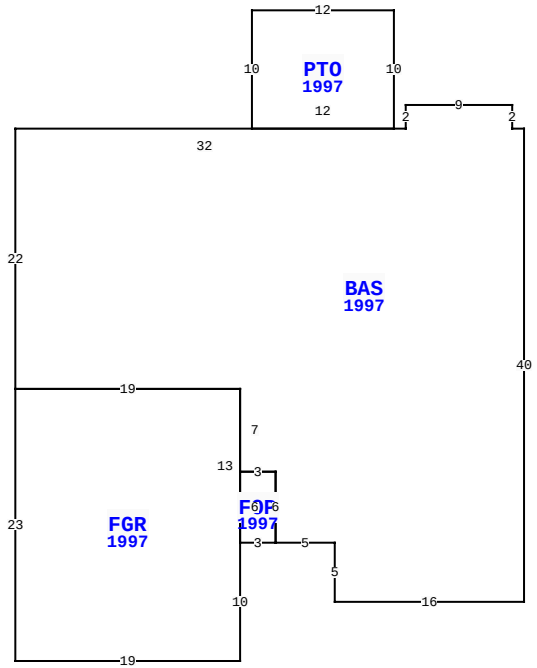
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	1,338	162,760
FGR	437	55	240	29,195
FOP	18	30	5	608
PTO	120	5	6	730
TOTALS	1,913		1,589	193,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,589	122.2980	139.42	221,538	1997	1997	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2002 Heated Area: 1338 HX Base Yr 2002



83286 ST MARK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,292
TOTAL MARKET OB/XF VALUE		3,690
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		246,982
SOH/AGL Deduction		128,349
ASSESSED VALUE		118,633
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,633
TOTAL JUST VALUE		246,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963427	NEW CONSTR	58,766	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1016/0451	10/26/2001	WD	U	I	01	89,000
GRANTOR: NELSON DAVID W SR & D						
GRANTEE: CROSBY VICTOR F & K						
0789/0462	4/03/1997	WD	Q	I		87,400
GRANTOR: HALLMARK HOMES INC						
GRANTEE: NELSON DAVID SR & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W1 N2 W9 S2 W1 PTO=[YR=1997] N10 W12 S10 E12 $ W32 S22 FGR=[YR=1997] S23 E19 N10 FOP=[YR=1997] E3 N6 W3 S6 $ N13 W19 $ E19 S7 E3 S6 E5 S5 E16 N40 $.

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	0811	CONCRETE B	0	100	0	0	810.00	SF	6.24	6.24	100	1997	1997	3	73	3,690	

LAND DESCRIPTION

TOTAL OB/XF 3,690

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