LOT 16
IN OR 1371/1676
LOFTON CREEK PB 6/33-36

MAXWELL NEIL G & MARY A
84093 ST JAMES COURT
YULEE, FL 32097

2024

38-2N-27-127C-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

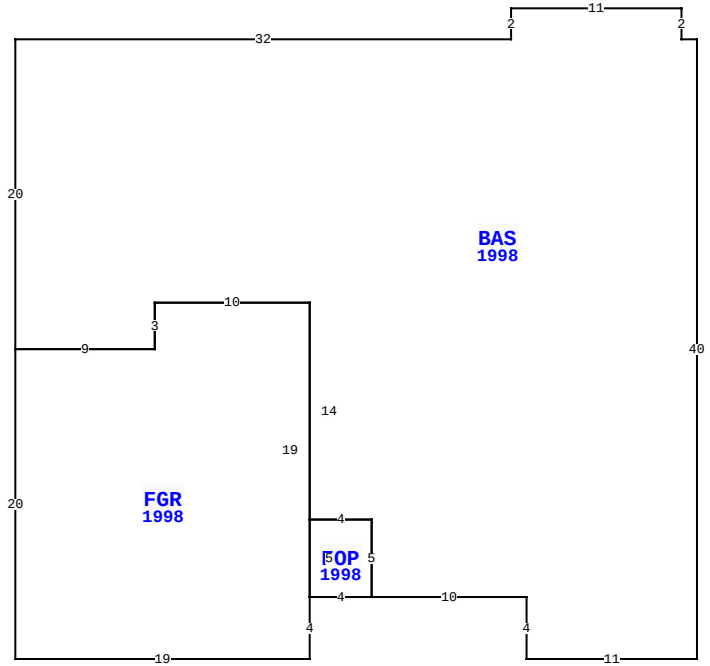
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,296	100	1,296	158,554
FGR	410	55	226	27,649
FOP	20	30	6	734
TOTALS	1,726		1,528	186,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,528	122.2980	139.42	213,034	1998	1998	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2006 Heated Area: 1296 HX Base Yr 2006



84093 ST JAMES CT, 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		186,937
TOTAL MARKET OB/XF VALUE		6,772
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		243,709
SOH/AGL Deduction		127,267
ASSESSED VALUE		116,442
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,442
TOTAL JUST VALUE		243,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M98 3369	H/AC	2,435	10/01/1998
P983008	NEW CONSTR	0	09/01/1998
R981202	REPAIR/RRF	0	08/01/1998
B9805282	NEW CONSTR	0	08/01/1998
E984724	TEMP POLE	5,500	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/1676	12/06/2005	WD	Q	I		170,000
GRANTOR: ROY THEDFORD A JR & C						
GRANTEE: MAXWELL NEIL G & MA						
0859/0043	12/14/1998	WD	Q	I		93,900
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: ROY THEDFORD A JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W1 N2 W11 S2 W32 S20 FGR=[YR=1998] S20 E19 N4 FOP=[YR=1998] E4 N5 W4 S5$ N19 W10 S3 W9$ E9 N3 E10 S14 E4 S5 E10 S4 E11 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	0810	CONCRETE A	0	100	0	0	576.00	SF	7.80	7.80	100	1998	1998	3	75	3,370	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	1998	1998	3	81	3,402	

LAND DESCRIPTION

TOTAL OB/XF 6,772

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