LOT 22
IN OR 2208/1589
LOFTON CREEK PB 6/33-36

TOOTHMAN KEVIN S & RHONDA M
84026 ST JAMES COURT
YULEE, FL 32097

2024

38-2N-27-127C-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

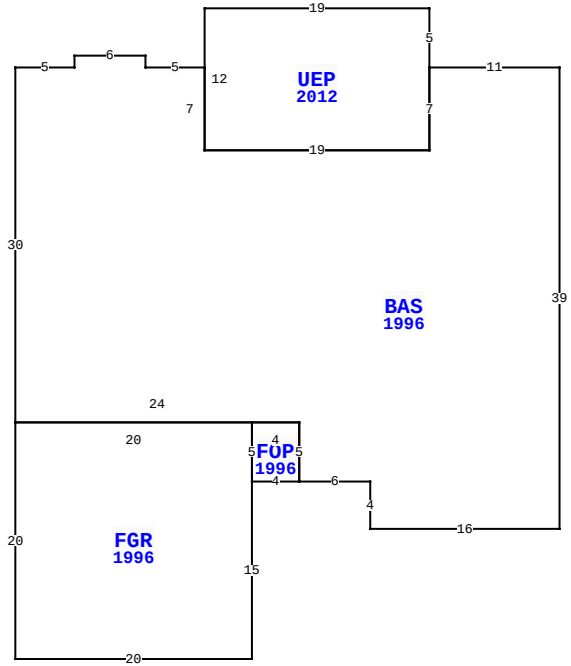
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,427	100	1,427	167,652
FGR	400	55	220	25,847
FOP	20	30	6	705
UEP	228	60	137	16,096
TOTALS	2,075		1,790	210,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,790	118.8000	135.43	242,420	1996	1996	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 1997 Heated Area: 1427 HX Base Yr 1997



84026 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		210,299
TOTAL MARKET OB/XF VALUE		9,877
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		270,176
SOH/AGL Deduction		141,324
ASSESSED VALUE		128,852
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,852
TOTAL JUST VALUE		270,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000796	REPAIR/RRF	10,300	01/24/2018
963063	NEW CONSTR	62,325	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2208/1589	7/09/2018	WD	U	I	11	100
GRANTOR: TOOTHMAN KEVIN S & RH						
GRANTEE: TOOTHMAN KEVIN S &						
0778/1446	12/06/1996	WD	Q	I		87,900
GRANTOR: HALLMARK HOMES INC						
GRANTEE: TOOTHMAN KEVIN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W11 UEP=[YR=2012] N5 W19 S12 E19 N7$ S7 W19 N7 W5 N1 W6 S1 W5 S30 FGR=[YR=1996] S20 E20 N15 FOP=[YR=1996] E4 N5 W4 S5 $ N5 W20 $ E24 S5 E6 S4 E16 N39 $.

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	714.00	SF	6.24	6.24	100	1996	1996	3	72	3,208	
2	0810	CONCRETE A	0	100	0	0	290.00	SF	7.80	7.80	100	2009	2009	3	90	2,036	
3	0810	CONCRETE A	0	100	0	0	660.00	SF	7.80	7.80	100	2009	2009	3	90	4,633	

LAND DESCRIPTION

TOTAL OB/XF 9,877

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