LOT 33
IN OR 1000/1763
LOFTON CREEK PB 6/33-36

AVILA ORLANDO J & JANEL M
1411 S 14TH ST STE I
FERNANDINA BEACH, FL 32034

**2024**

**38-2N-27-127C-0033-0000**

## 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 |

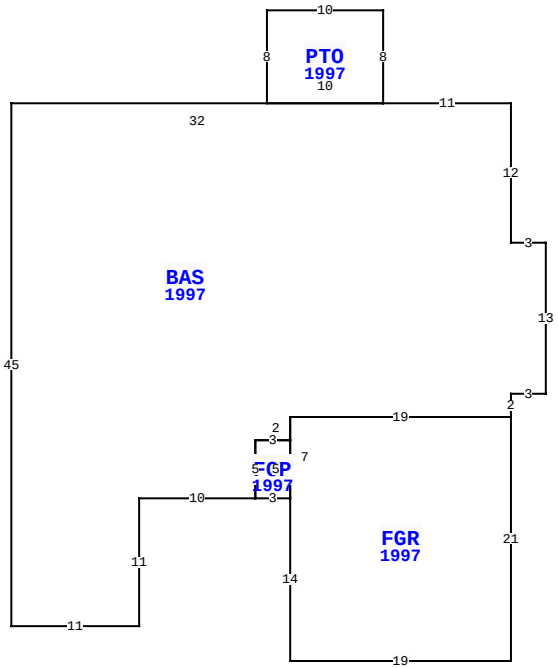
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,474 | 100 | 1,474 | 174,172 |
| FGR | 399 | 55 | 219 | 25,877 |
| FOP | 15 | 30 | 4 | 473 |
| PTO | 80 | 5 | 4 | 473 |
| TOTALS | 1,968 | | 1,701 | 200,994 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,701 | 118.8000 | 135.43 | 230,366 | 1997 | 1997 | 0 | 0 | 0 | 12.75 | 87.25 |

1 SINGLE FAM – 0% - 0 Heated Area: 1474 HX Base Yr




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

85159 ST JOHN CT, YULEE

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 200,994 |
| TOTAL MARKET OB/XF VALUE | 3,248 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 254,242 |
| SOH/AGL Deduction | 49,071 |
| ASSESSED VALUE | 205,171 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 205,171 |
| TOTAL JUST VALUE | 254,242 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 212,820 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 963431 | NEW CONSTR | 73,470 | 11/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1000/1763 | 8/02/2001 | WD | Q | I | | 113,500 |
| GRANTOR: MYERS ROBERT M & AMY | | | | | | |
| GRANTEE: AVILA ORLANDO & JAN | | | | | | |
| 0785/1254 | 2/25/1997 | WD | Q | I | | 91,700 |
| GRANTOR: ATLANTIC BUILDERS INC | | | | | | |
| GRANTEE: MYERS ROBERT & ANY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W3 N12 W11 PTO=[YR=1997] N8 W10 S8 E10 $ W32 S45 E11 N11 E10 FOP=[YR=1997] E3 FGR=[YR=1997] S14 E19 N21 W19 S7 $ N5 W3 S5 $ N5 E3 N2 E19 N2 E3 N13 $ .

## 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 | 0 | 0 | 0 | 713.00 | SF | 6.24 | 6.24 | 100 | 1997 | 1997 | 3 | 73 | 3,248 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,248

| 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 | 0 | | 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