LOT 38
IN OR 1520/475
LOFTON CREEK PB 6/33-36

DONLEY RANDY P & ARDRA J
85088 ST JOHN COURT
YULEE, FL 32097

2024

38-2N-27-127C-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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

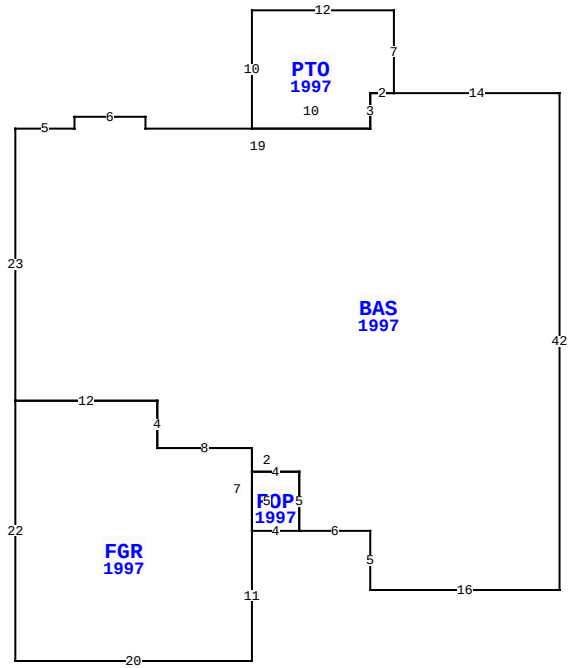
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	1,490	166,951
FGR	408	55	224	25,099
FOP	20	30	6	672
PTO	114	5	6	672
TOTALS	2,032		1,726	193,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,726	122.1000	139.19	240,242	1997	1997	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 1490 HX Base Yr



85088 ST JOHN CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	193,395
TOTAL MARKET OB/XF VALUE	6,694
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	250,089
SOH/AGL Deduction	48,615
ASSESSED VALUE	201,474
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,474
TOTAL JUST VALUE	250,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973905	NEW CONSTR	58,766	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1520/0475	8/20/2007	QC	U	I	06	100
GRANTOR: HILL PAUL E						
GRANTEE: DONLEY RANDY P & AR						
0812/0681	11/05/1997	WD	Q	I		99,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: HILL PAUL E & ARDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 PTO=[YR=1997] N7 W12 S10 E10 N3 E2 $ W2 S3 W19 N1 W6 S1 W5 S23 FGR=[YR=1997] S22 E20 N11 FOP=[YR=1997] E4 N5 W4 S5 $ N7 W8 N4 W12 $ E12 S4 E8 S2 E4 S5 E6 S5 E16 N42 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	4,200.00	4,200.00	100	1997	1997	3	80	3,360	
2	0811	CONCRETE B	0	0	0	0	732.00	SF	6.24	6.24	100	1997	1997	3	73	3,334	

LAND DESCRIPTION

TOTAL OB/XF 6,694

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