LOT 40
IN OR 817 PG 217
LOFTON CREEK PB 6/33-36

ROBERTS EDGAR E & VICTORIA
85056 ST JOHN COURT
YULEE, FL 32097

2024

38-2N-27-127C-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

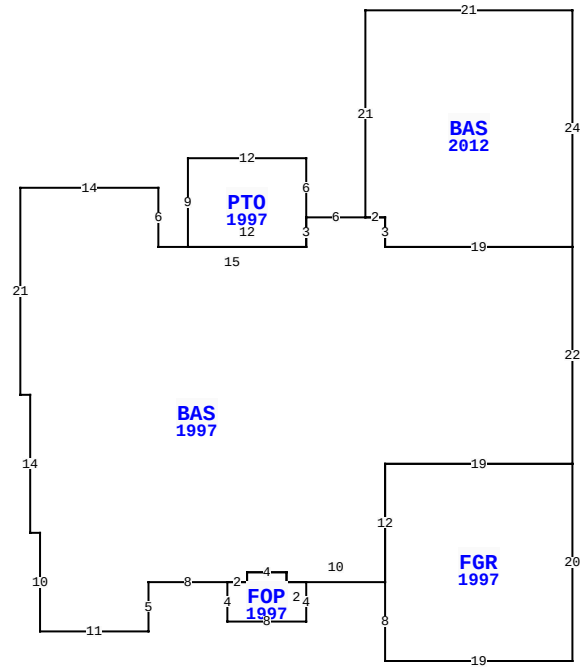
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,811	100	1,811	200,571
BAS	498	100	498	55,155
FGR	380	55	209	23,147
FOP	36	30	11	1,218
PTO	108	5	5	554
TOTALS	2,833		2,534	280,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,534	109.4016	124.72	316,040	1997	2000	0	0	0	11.20	88.80

1 SINGLE FAM – 100% - 2019 Heated Area: 2309 HX Base Yr



85056 ST JOHN 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		280,644
TOTAL MARKET OB/XF VALUE		7,332
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		337,976
SOH/AGL Deduction		49,938
ASSESSED VALUE		288,038
TOTAL EXEMPTION VALUE	13	288,038
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		337,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974255	NEW CONSTR	85,790	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0817/0217	12/17/1997	WD	Q	I		105,800
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: ROBERTS EDGAR & VIC						
0777/1865	11/27/1996	WD	U	V	09	50,500
GRANTOR: RED LIMITED PARTNERSH						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W21 S21 BAS=[YR=1997] W6 PTO=[YR=1997] N6 W12 S9 E12 N3$ S3 W15 N6 W14 S21 E1 S14 E1 S10 E11 N5 E8 FOP=[YR=1997] S4 E8 N4 W2 N1 W4 S1 W2$ E2 N1 E4 S1 E10 FGR=[YR=1997] S8E19 N20 W19 S12$ N12 E19 N22 W19 N3 W2$ E2 S3 E19 N24$.

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	100	0	0	1.00	UT	4,200.00	4,200.00	100	1997	1997	3	80	3,360	
2	0811	CONCRETE B	0	100	0	0	872.00	SF	6.24	6.24	100	1997	1997	3	73	3,972	

LAND DESCRIPTION

TOTAL OB/XF 7,332

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