LOT 43
LOFTON CREEK PB 6/33-36

COOK ANDREW H & KIANI A
83096 ST MARK DR
YULEE, FL 32097

2024

38-2N-27-127C-0043-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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

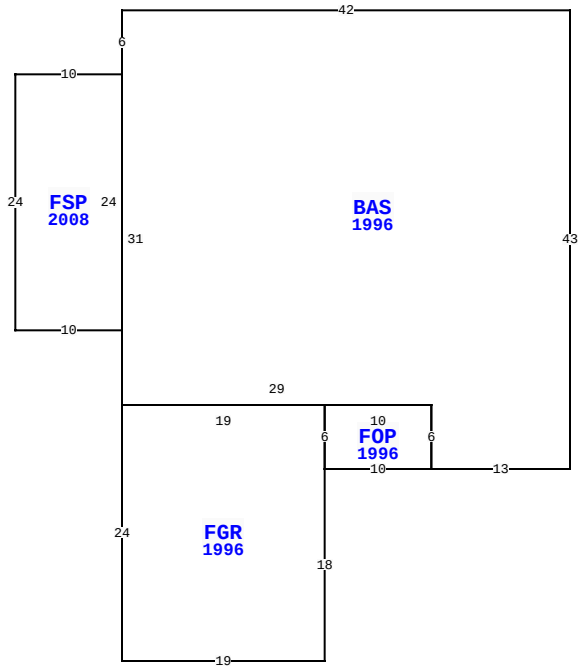
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	192,424
FGR	456	55	251	29,594
FOP	60	30	18	2,122
FSP	240	40	96	11,319
TOTALS	2,388		1,997	235,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,997	133.8876	152.63	304,802	1996	1996	0	0	0	22.75	77.25

1 SINGLE FAM – 0% - 0 Heated Area: 1632 HX Base Yr



83096 ST MARK DR, YULEE

BLD DATE	05/10/2022	NW	LGL DATE
XF DATE	04/11/2007	JM	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	235,460
TOTAL MARKET OB/XF VALUE	21,352
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	306,812
SOH/AGL Deduction	41,299
ASSESSED VALUE	265,513
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,513
TOTAL JUST VALUE	306,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21469	24X10 SCRN ROOM	4,000	05/01/2008
B0006924	SWIM POOL	17,500	03/01/2000
962981	NEW CONSTR	76,608	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/0199	5/21/2021	WD	Q	I	01	194,000
GRANTOR: CARTER AUBREY C						
GRANTEE: COOK ANDREW H & KIA						
2290/1981	6/05/2014	QC	U	I	11	100
GRANTOR: SIMMONS AUTUMN M F/K/						
GRANTEE: CARTER AUBREY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W42 S6 FSP=[YR=2008] W10 S24 E10 N24 $ S31
FGR=[YR=1996] S24 E19 N18 FOP=[YR=1996] E10 N6 W10 S6 $ N6
W19 $ E29 S6 E13 N43 $.

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	983.00	SF	6.24	6.24	100	1996	1996	3	72	4,416	
2	0812	CONCRETE C	0	0	0	0	1,260.00	SF	4.80	4.80	100	2001	2001	3	80	4,838	
3	0861	POOL GUNIT	0	0	0	0	312.00	SF	102.00	102.00	100	2000	2000	3	25	7,956	
4	0845	KOOL DECK	0	0	0	0	332.00	SF	8.70	8.70	100	2000	2000	3	79	2,282	
5	0810	CONCRETE A	0	0	0	0	268.00	SF	7.80	7.80	100	2008	2008	3	89	1,860	

LAND DESCRIPTION

TOTAL OB/XF 21,352

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