LOT 59
LOFTON CREEK PB 6/33-36

DEANDA KATHERINE MADRIGAL
83040 SAINT MARK DR
YULEE, FL 32097

2024

38-2N-27-127C-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

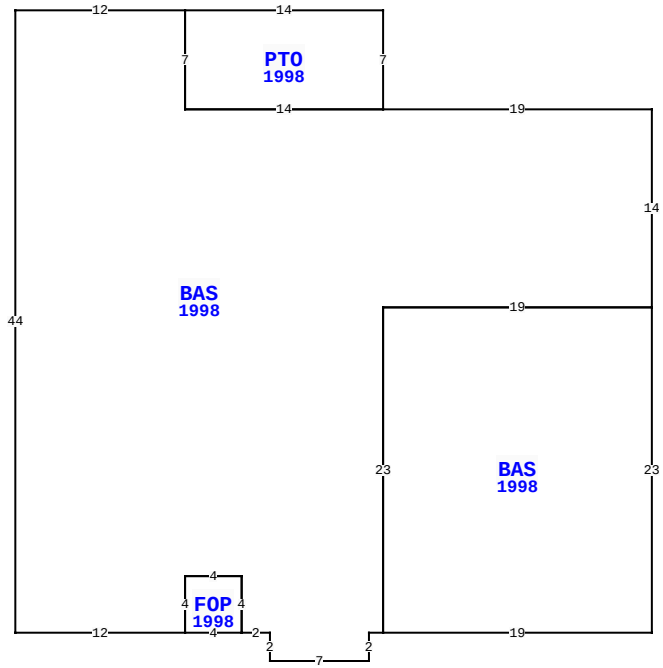
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	437	100	437	50,970
BAS	1,310	100	1,310	152,795
FOP	16	30	5	584
PTO	98	5	5	584
TOTALS	1,861		1,757	204,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,757	116.6000	132.92	233,540	1998	1998	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2022 Heated Area: 1747 HX Base Yr 2022



83040 ST MARK DR, 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		204,931
TOTAL MARKET OB/XF VALUE		4,610
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		259,541
SOH/AGL Deduction		60,011
ASSESSED VALUE		199,530
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,530
TOTAL JUST VALUE		259,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000634	REPAIR/RRF	9,239	01/19/2018
E974252	NEW CONSTR	0	01/07/1998
974356	NEW CONSTR	53,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2373/1597	6/25/2020	WD	Q	I	01	195,000
GRANTOR: MCGEE PATRICIA G						
GRANTEE: DEANDA KATHERINE MA						
1239/1134	6/21/2004	WD	Q	I		136,000
GRANTOR: CHICK BENJAMIN L & AM						
GRANTEE: MCGEE PATRICIA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W19 PTO=[YR=1998] N7 W14 S7 E14 $ W14 N7 W12 S44 E12 FOP=[YR=1998] E4 N4 W4 S4 $ N4 E4 S4 E2 S2 E7 N2 E1 BAS=[YR=1998] E19 N23 W19 S23 $ N23 E19 N14 $.

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	0810	CONCRETE A	0	100	0	0	788.00	SF	7.80	7.80	100	1998	1998	3	75	4,610	

LAND DESCRIPTION

TOTAL OB/XF 4,610

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