LOT 67
IN OR 1791/1540
LOFTON CREEK PB 6/33-36

DUFFY PAUL W JR
83089 ST MARK DR
YULEE, FL 32097

2024

38-2N-27-127C-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

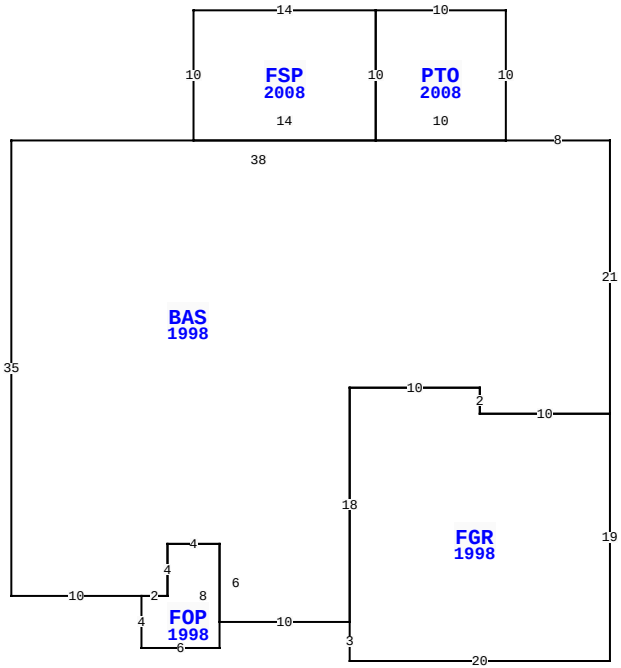
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,314	100	1,314	160,756
FGR	400	55	220	26,915
FOP	40	30	12	1,468
FSP	140	40	56	6,852
PTO	100	5	5	612
TOTALS	1,994		1,607	196,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,607	122.2980	139.42	224,048	1998	1998	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2013 Heated Area: 1314 HX Base Yr 2013



83089 ST MARK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,602
TOTAL MARKET OB/XF VALUE		5,704
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		252,306
SOH/AGL Deduction		131,677
ASSESSED VALUE		120,629
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,629
TOTAL JUST VALUE		252,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M983040	H/AC	0	06/01/1998
B9804851	NEW CONSTR	78,174	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/1540	4/30/2012	WD	U	I	30	105,000
GRANTOR: DUFFY PAUL W & LINDA						
GRANTEE: DUFFY PAUL W JR						
1590/0733	10/23/2008	WD	U	I	24	130,000
GRANTOR: BOURASSA FILLIMENA &						
GRANTEE: DUFFY PAUL W & LIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W8 PTO=[YR=2008] N10 W10 FSP=[YR=2008] W14 S10 E14 N10$ S10 E10$ W38 S35 E10 FOP=[YR=1998] S4 E6 N8 W4 S4 W2$ E2 N4 E4 S6 E10 FGR=[YR=1998] S3 E20 N19 W10 N2 W10 S18$ N18 E10 S2 E10 N21$.

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	975.00	SF	7.80	7.80	100	1998	1998	3	75	5,704	

LAND DESCRIPTION

TOTAL OB/XF 5,704

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