LOT 68
IN OR 1417/1843
LOFTON CREEK PB 6/33-36

JAROSKA DARIUSZ
1639 ORANGE AVE
FERNANDINA BEACH, FL 32034

2024

38-2N-27-127C-0068-0000

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

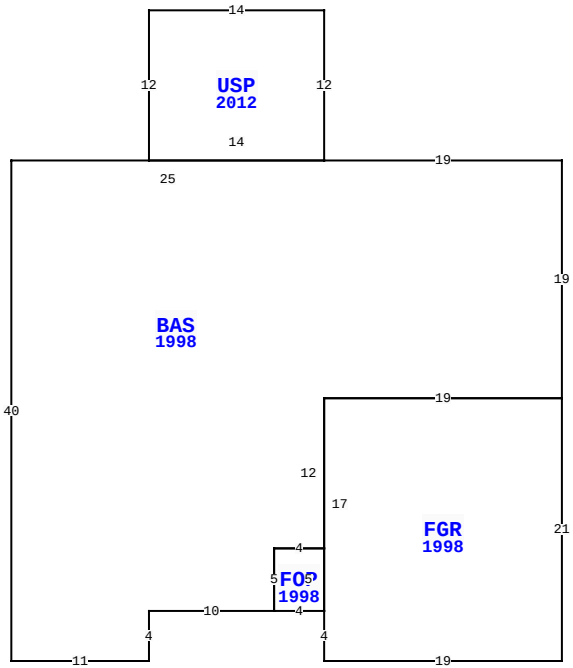
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,285	100	1,285	157,209
FGR	399	55	219	26,793
FOP	20	30	6	734
USP	168	30	50	6,117
TOTALS	1,872		1,560	190,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,560	122.2980	139.42	217,495	1998	1998	0	0	0	12.25	87.75

1 SINGLE FAM – 0% - 0 Heated Area: 1285 HX Base Yr



83105 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	190,852
TOTAL MARKET OB/XF VALUE	5,090
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	245,942
SOH/AGL Deduction	47,957
ASSESSED VALUE	197,985
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,985
TOTAL JUST VALUE	245,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P972428	NEW CONSTR	0	01/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1843	6/07/2006	WD	Q	I		177,000
GRANTOR: MASSEY SCOTT O & RACH						
GRANTEE: JAROSKA DARIUSZ						
1016/0392	10/26/2001	WD	Q	I		105,000
GRANTOR: HILL MARTHA L						
GRANTEE: MASSEY SCOTT O & RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W19 USP=[YR=2012] N12 W14 S12 E14 $ W25 S40 E11 N4 E10 FOP=[YR=1998] E4 FGR=[YR=1998] S4 E19 N21 W19 S17 $ N5 W4 S5 $ N5 E4 N12 E19 N19 $.

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	0	0	0	870.00	SF	7.80	7.80	100	1998	1998	3	75	5,090	

LAND DESCRIPTION

TOTAL OB/XF 5,090

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