LOT 75
IN OR 2115/807
LOFTON CREEK PB 6/33-36

FOSTER MICHAEL
83209 ST MARK DRIVE
YULEE, FL 32097

2024

38-2N-27-127C-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

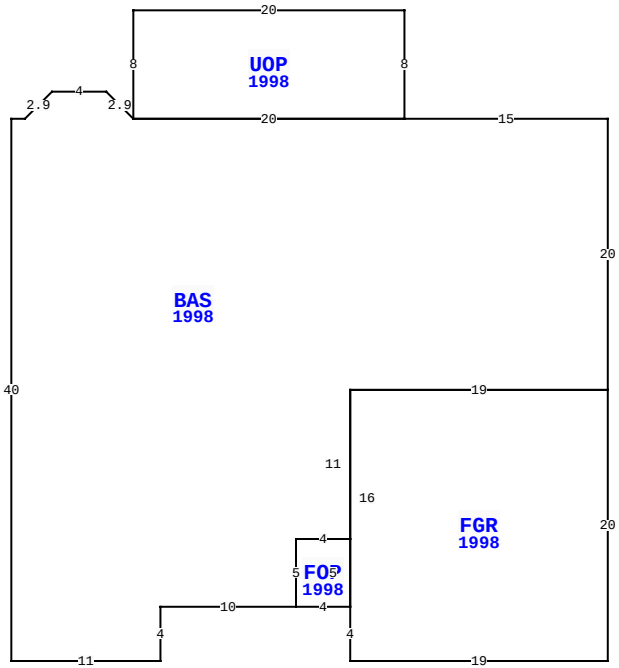
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,316	100	1,316	166,613
FGR	380	55	209	26,461
FOP	20	30	6	760
UOP	160	20	32	4,051
TOTALS	1,876		1,563	197,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,563	126.5616	144.28	225,510	1998	1998	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1316 HX Base Yr 2023



83209 ST MARK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,885
TOTAL MARKET OB/XF VALUE		4,458
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		252,343
SOH/AGL Deduction		41,788
ASSESSED VALUE		210,555
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,555
TOTAL JUST VALUE		252,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P972429	NEW CONSTR	0	01/07/1998
974450	NEW CONSTR	80,400	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2115/0807	4/17/2017	WD	Q	I	01	140,500
GRANTOR: NICHOLLS NICHOLAS & C						
GRANTEE: FOSTER MICHAEL						
1909/1813	4/01/2014	QC	U	I	11	100
GRANTOR: NICHOLLS NICHOLAS						
GRANTEE: NICHOLLS NICHOLAS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W15 W20 U2L2 W4 D2L2 W1 S40 E11 N4 E10 N5 E4 N11 E19 N20 $
FGR=[YR=1998;ORIG=-19,36] S4 E19 N20 W19 S16 $
UOP=[YR=1998;ORIG=-15,0] N8 W20 S8 E20 $
FOP=[YR=1998;ORIG=-23,36] E4 N5 W4 S5 $
.

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	762.00	SF	7.80	7.80	100	1998	1998	3	75	4,458	

LAND DESCRIPTION

TOTAL OB/XF 4,458

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 04/10/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS