TRACT C
IN OR 942/1907
LOFTON OAKS @ YULEE HOME

HALL VICKIE L
85035 ST THOMAS STREET
YULEE, FL 32097

2025

38-2N-27-1270-000C-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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

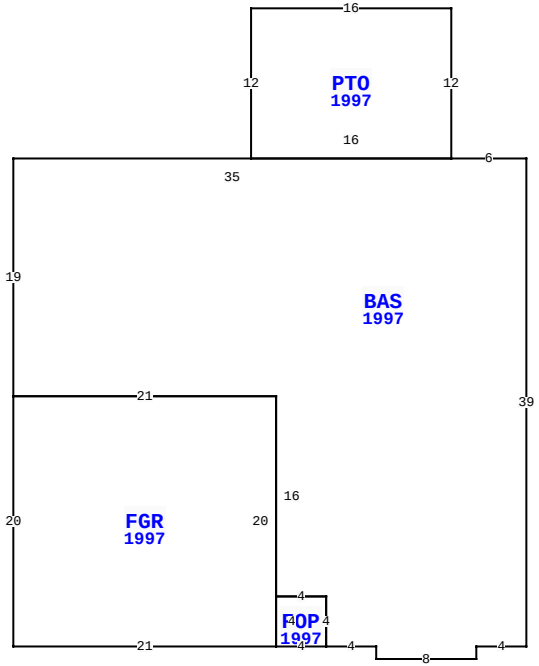
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,171	100	1997	1,171	132,868
FGR	420	55	1997	231	26,210
FOP	16	30	1997	5	567
PTO	192	5	1997	10	1,134
TOTALS	1,799			1,417	160,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,417	130.4160	130.42	184,805	1997	1997	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 2001 Heated Area: 1171 HX Base Yr 2001



85035 ST THOMAS ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		160,780
TOTAL MARKET OB/XF VALUE		2,662
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		218,442
SOH/AGL Deduction		106,300
ASSESSED VALUE		112,142
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,420
TOTAL JUST VALUE		218,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,571

1/2017KW: MISC ALUMN SHED= NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632319	REMODEL	0	05/16/2016
E973877	CHNGE SRVC	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0942/1907	8/01/2000	WD	Q	I		97,900
GRANTOR: DORSEY WILMA D						
GRANTEE: HALL VICKIE L						
0808/1196	10/02/1997	WD	Q	I		76,800
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: DORSEY WILMA D						

BUILDING NOTES

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	100	0	0	711.00	SF	5.20	5.20	100	1997	1997	3	72	2,662	

BUILDING DIMENSIONS

BAS=[YR=1997] W6 PTO=[YR=1997] N12 W16 S12 E16 $ W35 S19
FGR=[YR=1997] S20 E21 FOP=[YR=1997] E4 N4 W4 S4 $ N20 W21 $
E21 S16 E4 S4 E4 S1 E8 N1 E4 N39 $.

LAND DESCRIPTION

TOTAL OB/XF 2,662

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	RES	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/21/2025 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS