LOT 50
IN OR 1344/891
LOFTON OAKS @ YULEE HOME

PELKEY DEENA M
85341 ST THOMAS STREET
YULEE, FL 32097

2025

38-2N-27-1270-0050-0000

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 90
Interior Floo	08	SHT VINYL 10
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

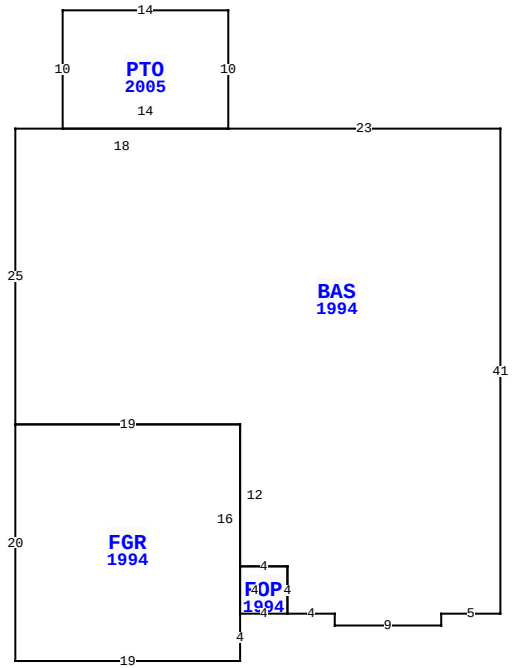
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100	1994	1,370	142,837
FGR	380	55	1994	209	21,791
FOP	16	30	1994	5	522
PTO	140	5	2005	7	730
TOTALS	1,906			1,591	165,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,591	122.2980	122.30	194,579	1994	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2006 Heated Area: 1370 HX Base Yr 2006



85341 ST THOMAS ST, YULEE

BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		165,879
TOTAL MARKET OB/XF VALUE		2,526
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		223,405
SOH/AGL Deduction		103,095
ASSESSED VALUE		120,310
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,588
TOTAL JUST VALUE		223,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 1223	NEW CONSTR	1,030	09/01/1994
94-01221	NEW CONSTR	76,800	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2401/1290	10/07/2020	QC	U	I	11	100
GRANTOR: VANDERSLUIS DARRELL R						
GRANTEE: VANDERSLUIS DEENA M						
1344/0891	8/23/2005	WD	Q	I		132,000
GRANTOR: LEXI OF AMELIA ISLAND						
GRANTEE: PELKEY DEENA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W23 PTO=[YR=2005] N10 W14 S10 E14 $ W18 S25
FGR=[YR=1994] S20 E19 N4 FOP=[YR=1994] E4 N4 W4 S4 $ N16
W19 $ E19 S12 E4 S4 E4 S1 E9 N1 E5 N41 $.

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	736.00	SF	5.20	5.20	100	1994	1994	3	66	2,526	

LAND DESCRIPTION

TOTAL OB/XF 2,526

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS