LOT 51
IN OR 717/1579 OR 1833/662
LOFTON OAKS @ YULEE HOME

SHOOK TIMOTHY S
85325 ST THOMAS ST
YULEE, FL 32097

2025

38-2N-27-1270-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

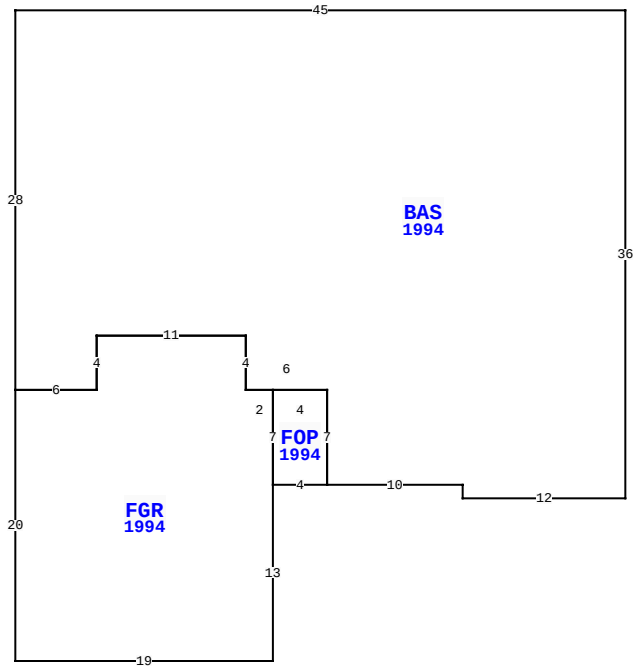
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,382	100	1994	1,382	141,261
FGR	424	55	1994	233	23,816
FOP	28	30	1994	8	818
TOTALS	1,834			1,623	165,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,623	119.9000	119.90	194,598	1994	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 1995 Heated Area: 1382 HX Base Yr 1995



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

85325 ST THOMAS ST, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		165,895
TOTAL MARKET OB/XF VALUE		2,632
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		223,527
SOH/AGL Deduction		103,122
ASSESSED VALUE		120,405
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,683
TOTAL JUST VALUE		223,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 1225	NEW CONSTR	2,800	09/01/1994
94-01222	NEW CONSTR	73,800	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1833/0662	1/02/2013	QC	U	I	11	100
GRANTOR: WISE DAPHNE						
GRANTEE: SHOOK TIMOTHY S						
0717/1579	11/07/1994	WD	Q	I		72,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: SHOOK TIMOTHY & DAP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W45 S28 FGR=[YR=1994] S20E19 N13 FOP=[YR=1994] E4 N7 W4 S7$ N7 W2 N4 W11 S4 W6$ E6 N4 E11 S4 E6 S7 E10 S1 E12 N36$.

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	767.00	SF	5.20	5.20	100	1994	1994	3	66	2,632	

LAND DESCRIPTION

TOTAL OB/XF 2,632

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