LOT 66
LOFTON OAKS @ YULEE HOME
PARKS #1 PBK 5/323

FREEMAN MARCUS
85067 SAINT THOMAS ST
YULEE, FL 32097

2025

38-2N-27-1270-0066-0000

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

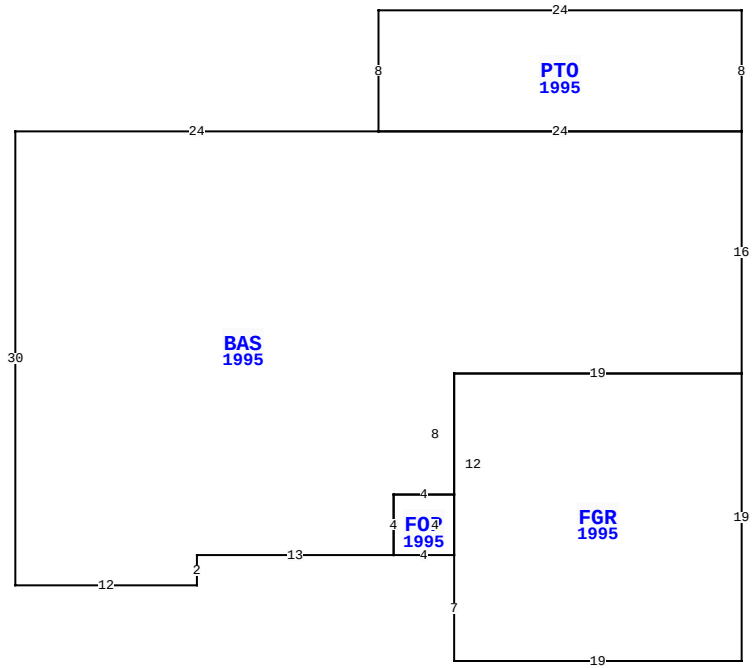
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,124	100	1995	1,124	122,388
FGR	361	55	1995	199	21,668
FOP	16	30	1995	5	545
PTO	192	5	1995	10	1,089
TOTALS	1,693			1,338	145,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,338	126.9840	126.98	169,899	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 1124 HX Base Yr



85067 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	145,688
TOTAL MARKET OB/XF VALUE	5,362
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	206,050
SOH/AGL Deduction	8,817
ASSESSED VALUE	197,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,233
TOTAL JUST VALUE	206,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01577	NEW CONSTR	68,860	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2267/1817	2/21/2019	QC	U	I	11	65,700

GRANTOR: GARRISON KIMBERLEY &
GRANTEE: FREEMAN MARCUS

2259/1547	2/21/2019	QC	U	I	11	100

GRANTOR: GARRISON KIMBERLEY A
GRANTEE: FREEMAN MARCUS

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	0	0	0	764.00	SF	5.20	5.20	100	1995	1995	3	68	2,702	

BUILDING DIMENSIONS

PTO=[YR=1995] N8 W24 S8 BAS=[YR=1995] W24 S30 E12 N2 E13 FOP=[YR=1995] E4 FGR=[YR=1995] S7 E19 N19 W19 S12$ N4 W4 S4$ N4 E4 N8 E19 N16 W24$ E24$.

LAND DESCRIPTION

TOTAL OB/XF 5,362

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	0	0003	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