LOT 67
IN OR 2222/396
LOFTON OAKS @ YULEE HOME

GAYLORD TERRY KAY
85102 ST THOMAS ST
YULEE, FL 32097

2025

38-2N-27-1270-0067-0000

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

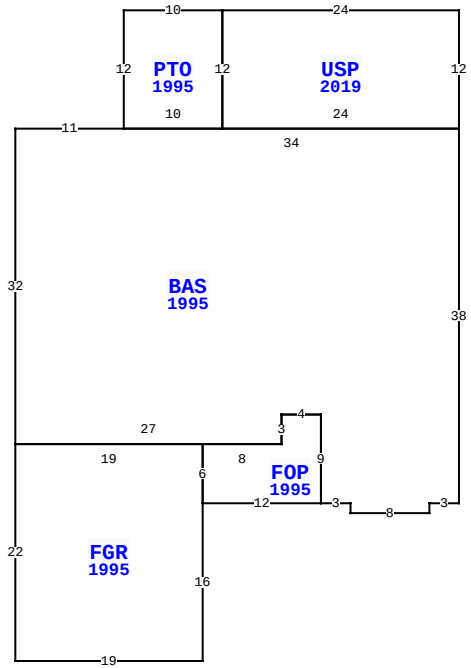
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	1995	1,520	150,347
FGR	418	55	1995	230	22,750
FOP	84	30	1995	25	2,473
PTO	120	5	1995	6	593
USP	288	30	2019	86	8,506
TOTALS	2,430			1,867	184,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	115.3460	115.35	215,358	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1520 HX Base Yr 2019



85102 ST THOMAS ST, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,669
TOTAL MARKET OB/XF VALUE		9,358
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		249,027
SOH/AGL Deduction		85,834
ASSESSED VALUE		163,193
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		107,471
TOTAL JUST VALUE		249,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010363	REPLACING (4) WIN	11,721	09/09/2024
1906262	SCRN ROOM	33,299	06/12/2019
95-01585	NEW CONSTR	84,400	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2222/0396	9/07/2018	WD	Q	I	01	186,000
GRANTOR: DUDZINSKI JOSEPH F &						
GRANTEE: GAYLORD TERRY KAY						
1895/1906	12/30/2013	WD	Q	I	01	140,000
GRANTOR: BENNETT DONALD F & MA						
GRANTEE: DUDZINSKI JOSEPH F						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2019] W24 PTO=[YR=1995] W10 S12 BAS=[YR=1995] W11 S32 FGR=[YR=1995] S22 E19 N16 FOP=[YR=1995] E12 N9 W4 S3 W8 S6$ N6 W19$ E27 N3 E4 S9 E3 S1 E8 N1 E3 N38 W34$ E10 N12$ S12 E24 N12$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	980.00	SF	5.20	5.20	100	1995	1995	3	68	3,465	
3	0811	CONCRETE B	0	100	0	0	641.00	SF	5.20	5.20	100	2019	2019	3	97	3,233	

LAND DESCRIPTION

TOTAL OB/XF 9,358

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	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 12/17/2024 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS