LOT 68
IN OR 726 PG 1154
LOFTON OAKS @ YULEE HOME

MARLOWE WARREN M JR & BARBARA
85072 ST THOMAS STREET
YULEE, FL 32097

2025

38-2N-27-1270-0068-0000

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

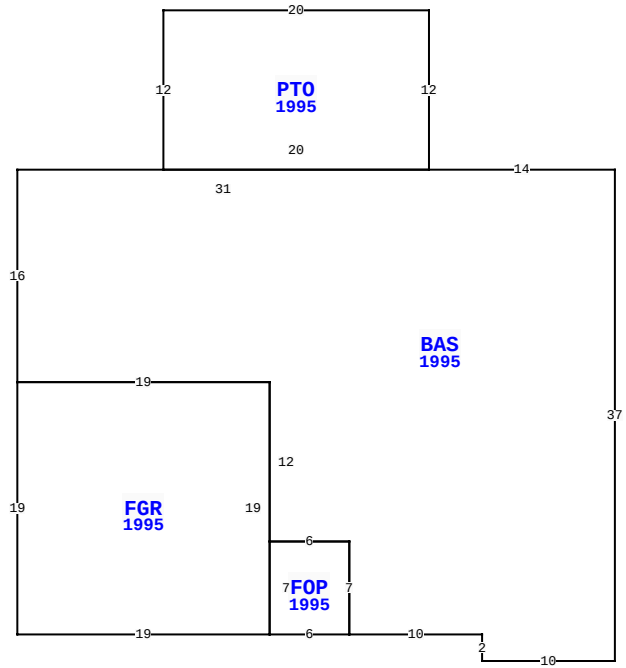
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,192	100	1995	1,192	129,791
FGR	361	55	1995	199	21,668
FOP	42	30	1995	13	1,416
PTO	240	5	1995	12	1,307
TOTALS	1,835			1,416	154,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,416	126.9840	126.98	179,804	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1192 HX Base Yr 1996



85072 ST THOMAS ST, YULEE

BLD DATE	05/10/2022 NW	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		154,182
TOTAL MARKET OB/XF VALUE		2,602
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		211,784
SOH/AGL Deduction		110,148
ASSESSED VALUE		101,636
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,914
TOTAL JUST VALUE		211,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01604	NEW CONSTR	70,458	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0726/1154	3/29/1995	WD	Q	I		70,500
GRANTOR: HALLMARK HOMES INC						
GRANTEE: MARLOWE WARREN JR &						
0722/1476	1/26/1995	WD	U	V	19	10,800
GRANTOR: FLAGSHIP PROPERTY MGM						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 PTO=[YR=1995] N12 W20 S12 E20$ W31 S16 FGR=[YR=1995] S19 E19 FOP=[YR=1995] E6 N7 W6 S7$ N19 W19$ E19 S12 E6 S7 E10 S2 E10 N37$.

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	1995	1995	3	68	2,602	

LAND DESCRIPTION

TOTAL OB/XF 2,602

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