LOT 83
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

HARVEY ALVIN L/VINING LINDSIE B
85320 ST THOMAS ST
YULEE, FL 32097

2025

38-2N-27-1270-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

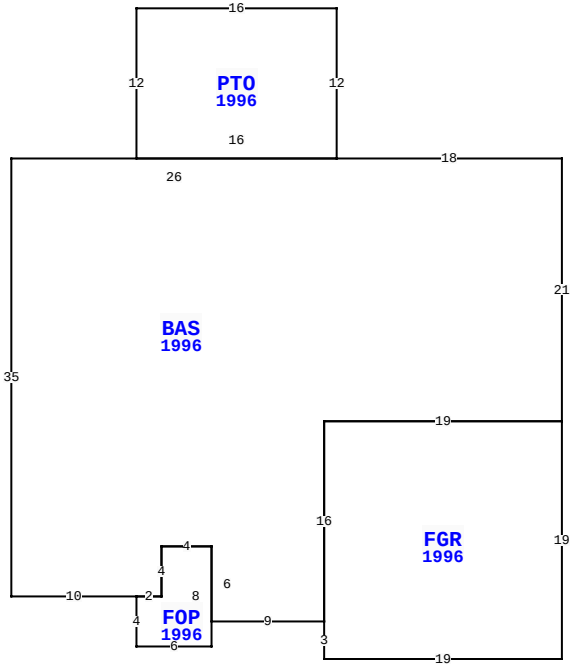
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,276	100	1996	1,276	134,597
FGR	361	55	1996	199	20,992
FOP	40	30	1996	12	1,266
PTO	192	5	1996	10	1,055
TOTALS	1,869			1,497	157,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,497	122.2980	122.30	183,083	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1997 Heated Area: 1276 HX Base Yr 1997



85320 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		157,909
TOTAL MARKET OB/XF VALUE		2,595
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		215,504
SOH/AGL Deduction		99,393
ASSESSED VALUE		116,111
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,389
TOTAL JUST VALUE		215,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9502508	NEW CONSTR	56,000	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/0518	7/25/2021	QC	U	I	11	100
GRANTOR: MOORE PATRICIA J & AL						
GRANTEE: VINING LINDSEY B &						
2483/1062	7/25/2021	QC	U	I	11	100
GRANTOR: HARVEY ALVIN L & JOAN						
GRANTEE: VINING LINDSIE B &						

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	0811	CONCRETE B	0	100	0	0	713.00	SF	5.20	5.20	100	1996	1996	3	70	2,595	

BUILDING DIMENSIONS

BAS=[YR=1996] W18 PTO=[YR=1996] N12 W16 S12 E16 $ W26 S35 E10
FOP=[YR=1996] S4 E6 N8 W4 S4 W2 $ E2 N4 E4 S6 E9
FGR=[YR=1996] S3 E19 N19 W19 S16 $ N16 E19 N21 $.

LAND DESCRIPTION

TOTAL OB/XF 2,595

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