LOT 85
IN OR 733 PG 452
LOFTON OAKS @ YULEE HOME

MANNING GIRARD L
PO BOX 1721
YULEE, FL 32041-1721

2025

38-2N-27-1270-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

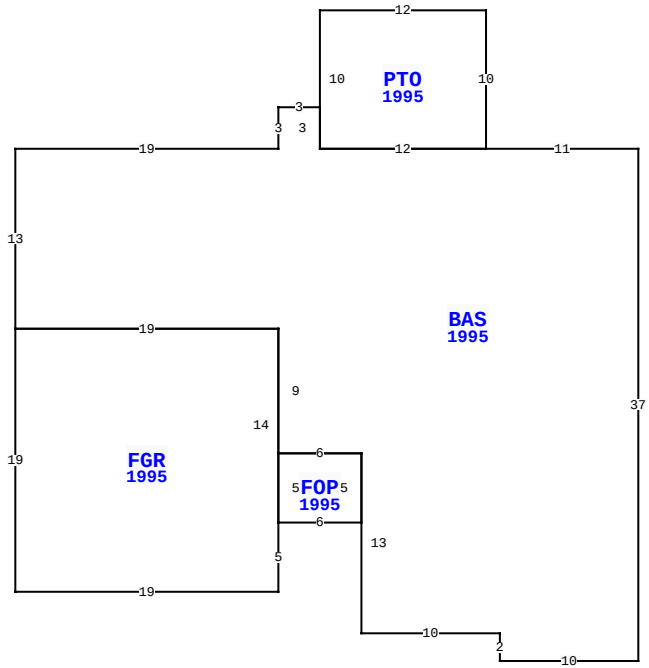
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,108	100	1995	1,108	118,479
FGR	361	55	1995	199	21,279
FOP	30	30	1995	9	962
PTO	120	5	1995	6	641
TOTALS	1,619			1,322	141,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	124.6960	124.70	164,853	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1108 HX Base Yr 1996



85284 ST THOMAS ST, YULEE

BLD DATE		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		141,361
TOTAL MARKET OB/XF VALUE		2,705
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		199,066
SOH/AGL Deduction		92,685
ASSESSED VALUE		106,381
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,659
TOTAL JUST VALUE		199,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-08171	NEW CONSTR	48,525	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0733/0452	7/06/1995	WD	Q	I		64,700
GRANTOR: HALLMARK HOMES INC						
GRANTEE: MANNING GIRARD L						
0727/1300	4/13/1995	WD	U	V	19	10,800
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W11 PTO=[YR=1995] N10 W12 S10 E12$ W12 N3 W3 S3 W19 S13 FGR=[YR=1995] S19 E19 N5 FOP=[YR=1995] E6 N5 W6 S5$ N14 W19$ E19 S9 E6 S13 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	765.00	SF	5.20	5.20	100	1995	1995	3	68	2,705	

LAND DESCRIPTION

TOTAL OB/XF 2,705

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