LOT 87
IN OR 785 PG 1129
LOFTON OAKS @ YULEE HOME

DAVIS TRACEY P
85258 ST THOMAS ST
YULEE, FL 32097

2025

38-2N-27-1270-0087-0000

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	03	PLASTER 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

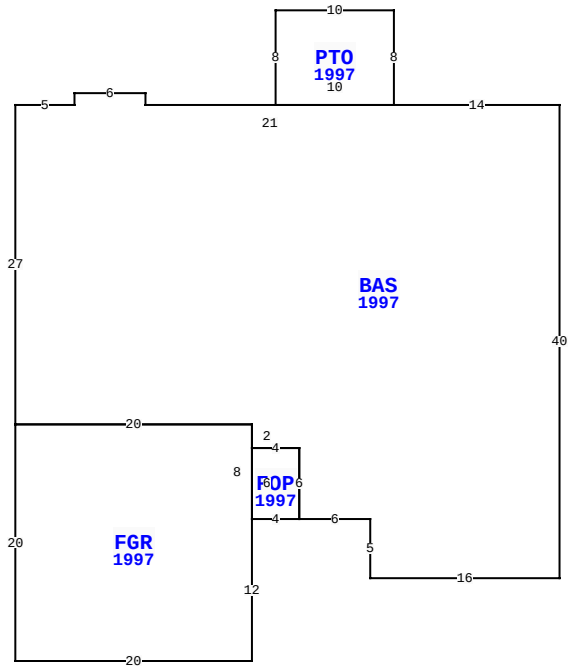
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1997	1,512	158,711
FGR	400	55	1997	220	23,093
FOP	24	30	1997	7	735
PTO	80	5	1997	4	420
TOTALS	2,016			1,743	182,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,743	121.0000	121.00	210,903	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 1998 Heated Area: 1512 HX Base Yr 1998



85258 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,958
TOTAL MARKET OB/XF VALUE		2,815
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		240,773
SOH/AGL Deduction		111,624
ASSESSED VALUE		129,149
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,427
TOTAL JUST VALUE		240,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213166	REPAIR/RRF	10,400	10/01/2012
963410	NEW CONSTR	65,200	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0785/1129	2/24/1997	WD	Q	I		85,100
GRANTOR: HALLMARK HOMES INC						
GRANTEE: DAVIS TRACEY P						
0776/0663	11/06/1996	WD	U	V	19	13,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: HALLMARK HOMES INC						

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	752.00	SF	5.20	5.20	100	1997	1997	3	72	2,815	

BUILDING DIMENSIONS

BAS=[YR=1997] W14 PTO=[YR=1997] N8 W10 S8 E10$ W21 N1 W6 S1 W5 S27 FGR=[YR=1997] S20 E20 N12 FOP=[YR=1997] E4 N6 W4 S6$ N8 W20$ E20 S2 E4 S6 E6 S5 E16 N40$.

LAND DESCRIPTION

TOTAL OB/XF 2,815

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