LOT 89
IN OR 757 PG 1729
LOFTON OAKS @ YULEE HOME

IRVING BRECK R & SUSAN P
85228 ST THOMAS STREET
YULEE, FL 32097

2025

38-2N-27-1270-0089-0000

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

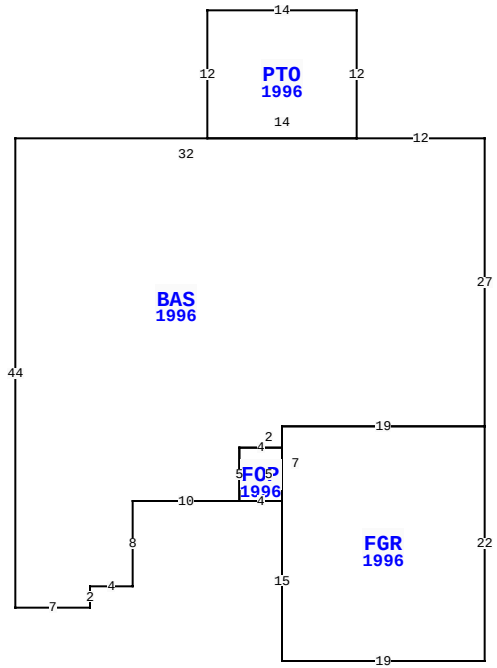
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	1996	1,445	148,062
FGR	418	55	1996	230	23,567
FOP	20	30	1996	6	615
PTO	168	5	1996	8	819
TOTALS	2,051			1,689	173,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,689	118.8000	118.80	200,653	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1997 Heated Area: 1445 HX Base Yr 1997



85228 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		173,063
TOTAL MARKET OB/XF VALUE		2,715
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		230,778
SOH/AGL Deduction		106,749
ASSESSED VALUE		124,029
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,307
TOTAL JUST VALUE		230,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25607	REMODEL	5,000	03/01/2012
9602561	NEW CONSTR	64,715	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0757/1729	4/24/1996	WD	Q	I		80,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: IRVING BRECK R & SU						
0694/1102	12/17/1993	CT	U	V	14	650,000
GRANTOR: CLERK OF COURT						
GRANTEE: SUN BANK/NORTH FLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 PTO=[YR=1996] N12 W14 S12 E14 $ W32 S44 E7 N2 E4 N8 E10 FOP=[YR=1996] E4 FGR=[YR=1996] S15 E19 N22 W19 S7 $ N5 W4 S5 $ N5 E4 N2 E19 N27 $.

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	746.00	SF	5.20	5.20	100	1996	1996	3	70	2,715	

LAND DESCRIPTION

TOTAL OB/XF 2,715

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