LOT 90
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

HENDRIX JOHN MICHAEL
85212 ST THOMAS ST
YULEE, FL 32097

2025

38-2N-27-1270-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

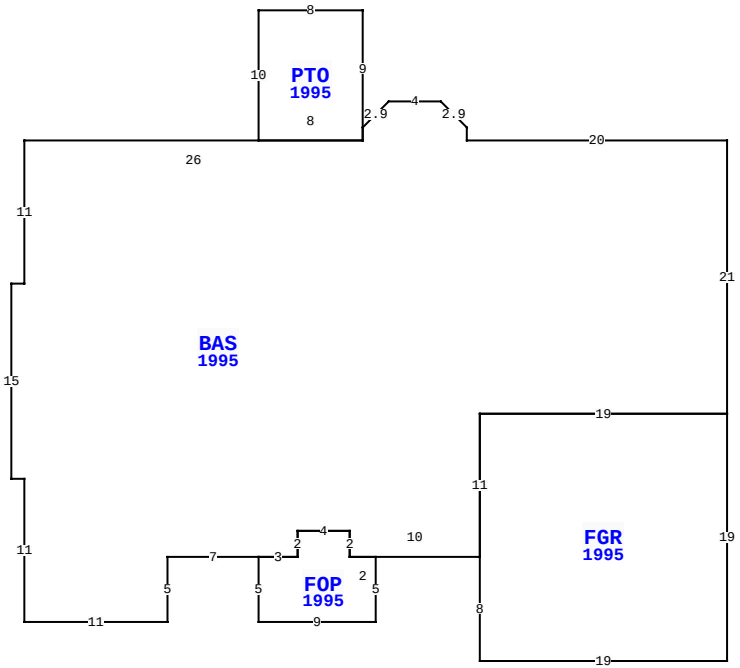
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,601	100	1995	1,601	172,286
FGR	361	55	1995	199	21,414
FOP	53	30	1995	16	1,722
PTO	80	5	1995	4	430
TOTALS	2,095			1,820	195,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,820	118.5800	118.58	215,816	1995	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2024 Heated Area: 1601 HX Base Yr 2024



BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

85212 ST THOMAS ST, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		195,853
TOTAL MARKET OB/XF VALUE		5,125
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		255,978
SOH/AGL Deduction		0
ASSESSED VALUE		255,978
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,256
TOTAL JUST VALUE		255,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02188	NEW CONSTR	78,000	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/668	6/20/2023	WD	Q	I	01	310,000
GRANTOR: YODER CAROLYN & JON A						
GRANTEE: HENDRIX JOHN MICHAE						
2150/0208	10/03/2017	WD	Q	I	02	175,000
GRANTOR: TOMPKINS AMY E						
GRANTEE: YODER CAROLYN & JON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W20 N1 U2L2 W4 D2L2 S1 W26 S11 W1 S15 E1 S11 E11 N5 E7 E3 N2 E4 S2 E10 N11 E19 N21 $
FGR=[YR=1995;ORIG=-19,32] S8 E19 N19 W19 S11 $
PTO=[YR=1995;ORIG=-28,-1] N9 W8 S10 E8 N1 $
FOP=[YR=1995;ORIG=-36,32] S5 E9 N5 W2 N2 W4 S2 W3 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	697.00	SF	5.20	5.20	100	1995	1995	3	68	2,465	

LAND DESCRIPTION

TOTAL OB/XF 5,125

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