LOT 92
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

LAKE CYNTHIA SUSAN &/GARRETT DEBRA
85180 SAINT THOMAS ST
YULEE, FL 32097

2025

38-2N-27-1270-0092-0000

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	13	LVT/LAMNT 100
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

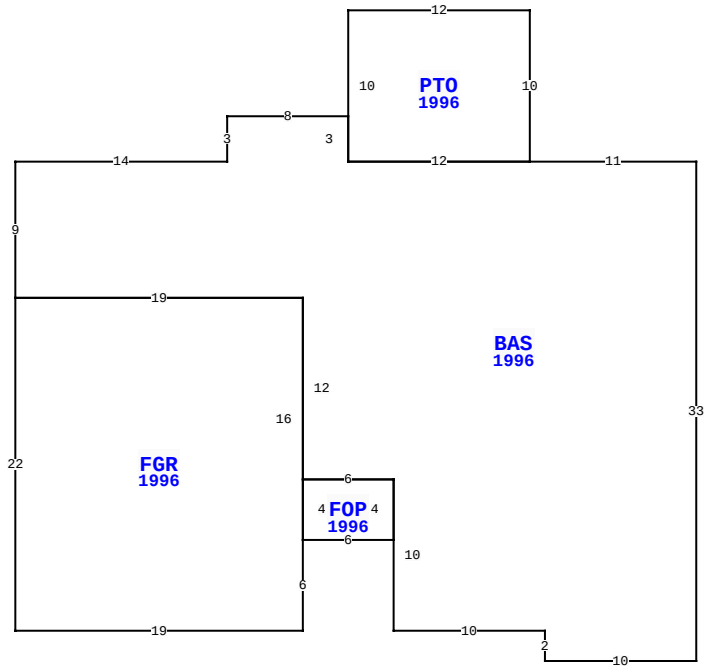
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	961	100	1996	961	110,172
FGR	418	55	1996	230	26,368
FOP	24	30	1996	7	802
PTO	120	5	1996	6	688
TOTALS	1,523			1,204	138,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,204	132.9240	132.92	160,036	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2023 Heated Area: 961 HX Base Yr 2023



85180 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		138,031
TOTAL MARKET OB/XF VALUE		2,726
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		195,757
SOH/AGL Deduction		6,188
ASSESSED VALUE		189,569
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,847
TOTAL JUST VALUE		195,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9502299	NEW CONSTR	44,000	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/1564	11/05/2021	WD	Q	I	01	240,000
GRANTOR: STRATAKOS BRENT S & M						
GRANTEE: GARRETT DEBRA & CYN						
2199/1789	5/29/2018	WD	Q	I	01	170,000
GRANTOR: ANNNG INVESTMENTS INC						
GRANTEE: STRATAKOS BRENT S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W11 PTO=[YR=1996] N10 W12 S10 E12 $ W12 N3 W8 S3 W14 S9 FGR=[YR=1996] S22 E19 N6 FOP=[YR=1996] E6 N4 W6 S4 $ N16 W19 $ E19 S12 E6 S10 E10 S2 E10 N33 $.

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	749.00	SF	5.20	5.20	100	1996	1996	3	70	2,726	

LAND DESCRIPTION

TOTAL OB/XF 2,726

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