LOT 93
IN OR 1833/1267
LOFTON OAKS @ YULEE HOME

NETTLES BONNIE H
85164 ST THOMAS STREET
YULEE, FL 32097

2025

38-2N-27-1270-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

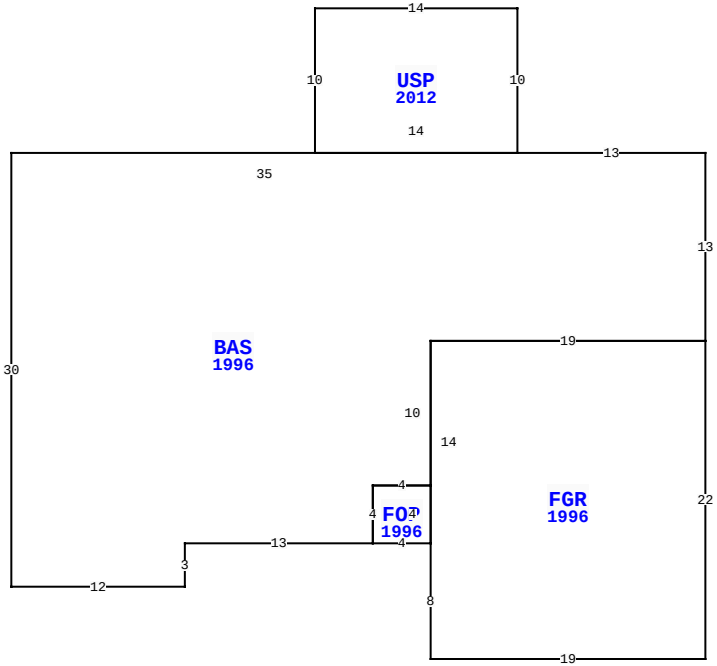
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,050	100	1996	1,050	110,577
FGR	418	55	1996	230	24,222
FOP	16	30	1996	5	527
USP	140	30	2012	42	4,423
TOTALS	1,624			1,327	139,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,327	122.1000	122.10	162,027	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2013 Heated Area: 1050 HX Base Yr 2013



85164 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		139,748
TOTAL MARKET OB/XF VALUE		2,490
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		197,238
SOH/AGL Deduction		90,588
ASSESSED VALUE		106,650
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,928
TOTAL JUST VALUE		197,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02403	NEW CONSTR	65,000	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1833/1267	12/27/2012	WD	Q	I	01	122,500
GRANTOR: VISHNY MARY M						
GRANTEE: NETTLES BONNIE H						
1268/0907	10/25/2004	WD	Q	I		136,500
GRANTOR: GAINEY LENA A						
GRANTEE: VISHMY MARY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W13 USP=[YR=2012] N10 W14 S10 E14 $ W35 S30 E12 N3 E13 FOP=[YR=1996] E4 FGR=[YR=1996] S8 E19 N22 W19 S14 $ N4 W4 S4 $ N4 E4 N10 E19 N13 $.

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	684.00	SF	5.20	5.20	100	1996	1996	3	70	2,490	

LAND DESCRIPTION

TOTAL OB/XF 2,490

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