LOT 94
IN OR 1118/1620
LOFTON OAKS @ YULEE HOME

REILLY GORDON R
85150 ST THOMAS STREET
YULEE, FL 32097-6610

2025

38-2N-27-1270-0094-0000

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 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

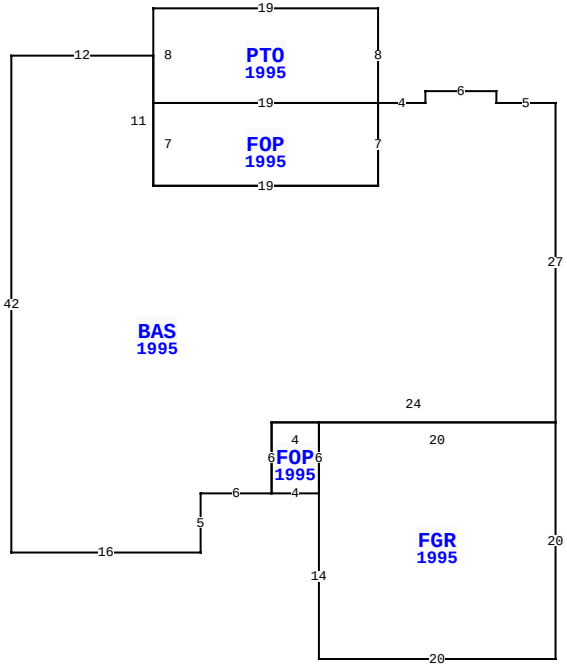
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,375	100	1995	1,375	144,200
FGR	400	55	1995	220	23,072
FOP	24	30	1995	7	734
FOP	133	30	1995	40	4,195
PTO	152	5	1995	8	839
TOTALS	2,084			1,650	173,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,650	122.2980	122.30	201,795	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2004 Heated Area: 1375 HX Base Yr 2004



85150 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		173,039
TOTAL MARKET OB/XF VALUE		2,702
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		230,741
SOH/AGL Deduction		106,661
ASSESSED VALUE		124,080
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,358
TOTAL JUST VALUE		230,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1323	NEW CONSTR	0	10/01/1995
95-02174	NEW CONSTR	63,580	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1118/1620	3/05/2003	WD	Q	I		115,000
GRANTOR: GARCIA ANTONIO T & CA						
GRANTEE: REILLY GORDON R						
0745/1511	12/06/1995	WD	Q	I		79,500
GRANTOR: HALLMARK HOMES INC						
GRANTEE: GARCIA ANTONIO T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W5 N1 W6 S1 W4 PTO=[YR=1995] N8 W19 S8 FOP=[YR=1995] S7 E19 N7 W19 $ E19 $ S7 W19 N11 W12 S42 E16 N5 E6 FOP=[YR=1995] E4 FGR=[YR=1995] S14 E20 N20 W20 S6 $ N6 W4 S6 $ N6 E24 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	764.00	SF	5.20	5.20	100	1995	1995	3	68	2,702	

LAND DESCRIPTION

TOTAL OB/XF 2,702

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