LOT 96
IN OR 722 PG 1674
LOFTON OAKS @ YULEE HOME

MILLER JASON LLOYD & TRACY
85081 ST THOMAS STREET
YULEE, FL 32097

2025

38-2N-27-1270-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

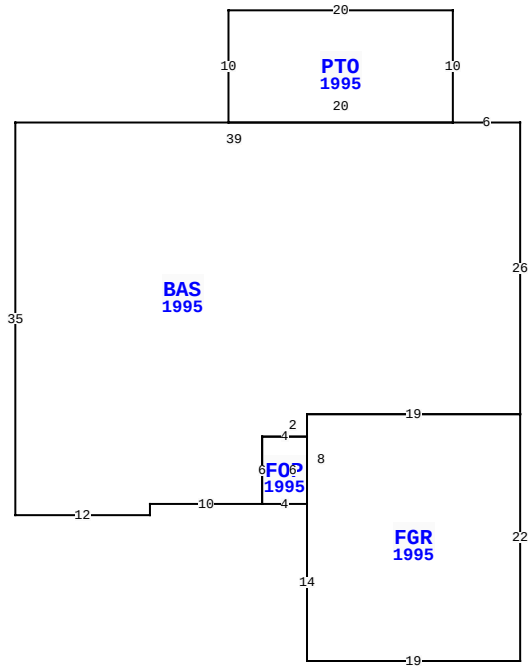
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,366	100	1995	1,366	143,256
FGR	418	55	1995	230	24,121
FOP	24	30	1995	7	734
PTO	200	5	1995	10	1,049
TOTALS	2,008			1,613	169,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,613	122.2980	122.30	197,270	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1366 HX Base Yr 1996



85081 ST THOMAS ST, YULEE

BLD DATE		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		169,159
TOTAL MARKET OB/XF VALUE		5,422
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		229,581
SOH/AGL Deduction		114,577
ASSESSED VALUE		115,004
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,282
TOTAL JUST VALUE		229,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V010126	REMODEL	3,500	02/01/2001
94 01379	NEW CONSTR	54,814	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0722/1674	1/27/1995	WD	Q	I		72,700
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MILLER JASON & TRAC						
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=1995] W6 PTO=[YR=1995] N10 W20 S10 E20$ W39 S35 E12 N1 E10 FOP=[YR=1995] E4 FGR=[YR=1995] S14 E19 N22 W19 S8$ N6 W4 S6$ N6 E4 N2 E19 N26$.

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	781.00	SF	5.20	5.20	100	1995	1995	3	68	2,762	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 5,422

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/21/2025 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS