LOT 1
IN OR 1632/1916
LOFTON CREEK PB 6/33-36

WOODWARD DAVID M
83317 ST MARK DR NORTH
YULEE, FL 32097

2025

38-2N-27-127C-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

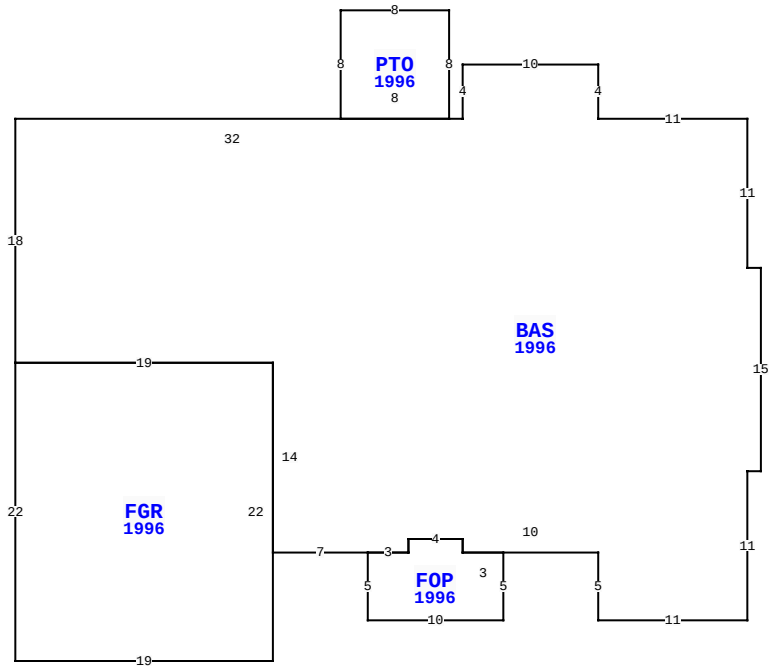
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,568	100	1996	1,568	159,178
FGR	418	55	1996	230	23,349
FOP	54	30	1996	16	1,624
PTO	64	5	1996	3	304
TOTALS	2,104			1,817	184,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,817	117.7000	117.70	213,861	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2010 Heated Area: 1568 HX Base Yr 2010



83317 ST MARK DR, 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		184,455
TOTAL MARKET OB/XF VALUE		5,476
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		244,931
SOH/AGL Deduction		114,111
ASSESSED VALUE		130,820
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		75,098
TOTAL JUST VALUE		244,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96320	NEW CONSTR	77,355	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1632/1916	7/31/2009	WD	Q	I	01	161,500
GRANTOR: MONTICELLO SEBASTIAN						
GRANTEE: WOODWARD DAVID M						
0942/0640	7/26/2000	WD	Q	I		115,500
GRANTOR: STUBEN BRUNO K & SALL						
GRANTEE: MONTICELLO SEBASTIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W1 N11 W11 N4 W10 S4 W1 PTO=[YR=1996] N8 W8 S8 E8 $ W32 S18 FGR=[YR=1996] S22 E19 N22 W19 $ E19 S14 E7 FOP=[YR=1996] S5 E10 N5 W3 N1 W4 S1 W3 $ E3 N1 E4 S1 E10 S5 E11 N11 E1 N15 $.

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	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	100	1996	1996	3	70	2,781	

LAND DESCRIPTION

TOTAL OB/XF 5,476

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS