LOT 2
IN OR 1929/1534
LOFTON CREEK PB 6/33-36

GIBSON STEVEN M
83295 ST MARK DRIVE
YULEE, FL 32097

2025

38-2N-27-127C-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

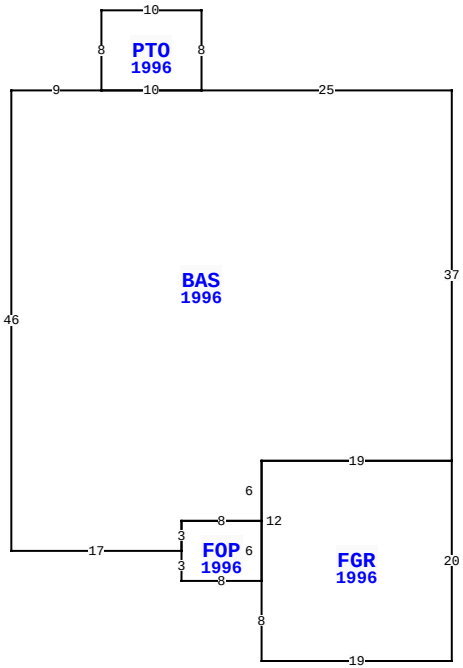
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,829	100	1996	1,829	190,559
FGR	380	55	1996	209	21,776
FOP	48	30	1996	14	1,459
PTO	80	5	1996	4	417
TOTALS	2,337			2,056	214,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,056	117.5020	117.50	241,580	1996	2002	0	0	0	11.33	88.67

1 SINGLE FAM – 100% - 2015 Heated Area: 1829 HX Base Yr 2015



83295 ST MARK DR, 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		214,209
TOTAL MARKET OB/XF VALUE		5,733
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		274,942
SOH/AGL Deduction		118,128
ASSESSED VALUE		156,814
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,092
TOTAL JUST VALUE		274,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006442	HARDI-SIDING/WIND	54,808	05/18/2023
963292	NEW CONSTR	87,890	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1929/1534	7/25/2014	WD	Q	I	02	160,500
GRANTOR: BAKER VICKI J						
GRANTEE: GIBSON STEVEN M						
0939/1686	7/11/2000	WD	Q	I		122,600
GRANTOR: ARTMITAGE DIANE M						
GRANTEE: BAKER VICKI J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W25 W10 W9 S46 E17 N3 E8 N6 E19 N37 $
FGR=[YR=1996;ORIG=-19,49] S8 E19 N20 W19 S12 $
PTO=[YR=1996;ORIG=-25,0] N8 W10 S8 E10 $
FOP=[YR=1996;ORIG=-27,46] S3 E8 N6 W8 S3 $
.

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	1996	1996	3	70	2,781	
2	1243	WD DECK F	0	100	0	0	450.00	SF	8.00	8.00	100	2024	2019		82	2,952	

LAND DESCRIPTION

TOTAL OB/XF 5,733

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 02/16/2024 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS