LOT 3
IN OR 804 PG 1256
LOFTON CREEK PB 6/33-36

HARNAGE RONALD A & VICKIE D
83281 ST MARK DRIVE
YULEE, FL 32097

2025

38-2N-27-127C-0003-0000

BUILDING CHARACTERISTICS

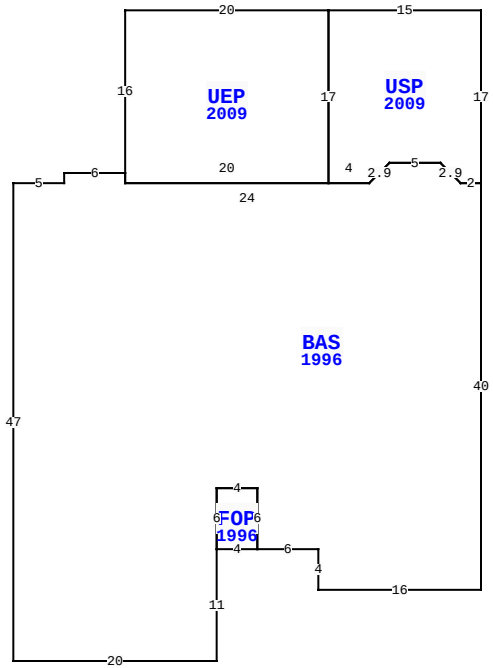
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,936	100	1996	1,936	208,185
FOP	24	30	1996	7	752
UEP	340	60	2009	204	21,937
USP	241	30	2009	72	7,742
TOTALS	2,541			2,219	238,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,219	121.9218	121.92	270,540	1996	2000	0	0	0	11.80	88.20

1 SINGLE FAM – 100% - 1998 Heated Area: 1936 HX Base Yr 1998



83281 ST MARK DR, YULEE

BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,616
TOTAL MARKET OB/XF VALUE		9,169
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		302,785
SOH/AGL Deduction		136,975
ASSESSED VALUE		165,810
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,088
TOTAL JUST VALUE		302,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9602827	NEW CONSTR	60,130	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0804/1256	8/27/1997	WD	Q	I		95,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: HARNAGE RONALD & VI						
0756/0760	4/09/1996	WD	U	V	19	16,500
GRANTOR: R E D LIMITED PARTNER						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2009] W15 UEP=[YR=2009] W20 S16 BAS=[YR=1996] W6 S1 W5 S47 E20 N11 FOP=[YR=1996] E4 N6 W4 S6 $ N6 E4 S6 E6 S4 E16 N40 W2 U2 L2 W5 D2 L2 W24 N1$ S1 E20 N17$ S17 E4 U2 R2 E5 D2 R2 E2 N17$.

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	890.00	SF	5.20	5.20	100	1996	1996	3	70	3,240	
5	0820	WOOD WALK	0	100	0	0	688.00	SF	11.75	11.75	100	2001	2001	3	40	3,234	

LAND DESCRIPTION

TOTAL OB/XF 9,169

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