LOT 5
IN OR 1307/283
LOFTON CREEK PB 6/33-36

WELCH DONALD A & RITA A
83263 ST MARK DRIVE
YULEE, FL 32097

2025

38-2N-27-127C-0005-0000

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

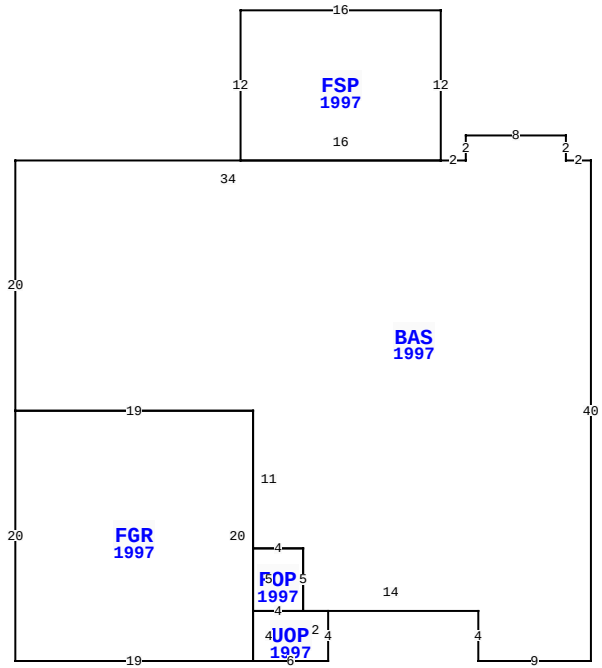
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	1997	1,384	143,955
FGR	380	55	1997	209	21,739
FOP	20	30	1997	6	624
FSP	192	40	1997	77	8,009
UOP	24	20	1997	5	521
TOTALS	2,000			1,681	174,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,681	119.9000	119.90	201,552	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2006 Heated Area: 1384 HX Base Yr 2006



83263 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		174,846
TOTAL MARKET OB/XF VALUE		16,021
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		245,867
SOH/AGL Deduction		108,317
ASSESSED VALUE		137,550
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,828
TOTAL JUST VALUE		245,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985634	XFOB	4,500	12/01/1998
B974525	SWIM POOL	10,000	01/07/1998
974161	NEW CONSTR	51,791	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/0283	4/05/2005	WD	Q	I		165,000
GRANTOR: GAULKE KATHERINE R &						
GRANTEE: WELCH DONALD A & RI						
1003/1832	8/20/2001	WD	U	I	07	100
GRANTOR: MEEHAN MARTIN M JR &						
GRANTEE: GAULKE KATHERINE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W2 N2 W8 S2 W2 FSP=[YR=1997] N12 W16 S12 E16$ W34 S20 FGR=[YR=1997] S20 E19 UOP=[YR=1997] E6 N4 W2 FOP=[YR=1997] N5 W4 S5 E4$ W4 S4$ N20 W19$ E19 S11 E4 S5 E14 S4 E9 N40$.

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	1,112.00	SF	5.20	5.20	100	1997	1997	3	72	4,163	
2	0810	CONCRETE A	0	100	4	11	44.00	SF	6.50	6.50	100	1998	1998	3	73	209	
3	0845	KOOL DECK	0	100	0	0	762.00	SF	7.25	7.25	100	1998	1998	3	73	4,033	
4	0861	POOL GUNIT	0	100	28	16	448.00	SF	85.00	85.00	100	1998	1998	3	20	7,616	

LAND DESCRIPTION

TOTAL OB/XF 16,021

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