LOT 6
IN OR 811 PG 1157
LOFTON CREEK PB 6/33-36

BRACKEN DANIEL C
83274 SAINT MARK DRIVE
YULEE, FL 32097

2025

38-2N-27-127C-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 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

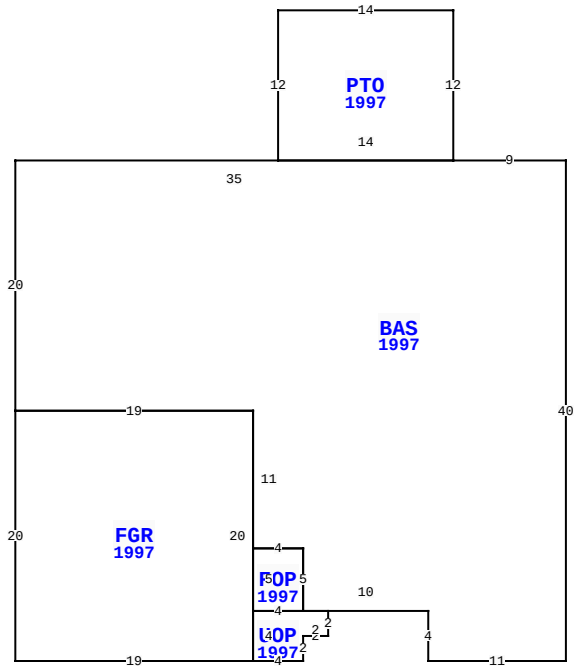
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100	1997	1,304	140,127
FGR	380	55	1997	209	22,459
FOP	20	30	1997	6	645
PTO	168	5	1997	8	860
UOP	20	20	1997	4	430
TOTALS	1,892			1,531	164,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,531	124.8786	124.88	191,191	1997	1997	0	0	0	13.95	86.05

1 SINGLE FAM – 100% - 1998 Heated Area: 1304 HX Base Yr 1998



83274 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		164,520
TOTAL MARKET OB/XF VALUE		6,659
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		226,179
SOH/AGL Deduction		104,758
ASSESSED VALUE		121,421
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,699
TOTAL JUST VALUE		226,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974160	NEW CONSTR	68,325	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0811/1157	10/29/1997	WD	Q	I		90,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: BRACKEN DANIEL C						
0778/1368	12/06/1996	WD	U	V	19	16,500
GRANTOR: RED LIMITED PARTNERSH						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W9 PTO=[YR=1997] N12 W14 S12 E14$ W35 S20
FGR=[YR=1997] S20 E19 UOP=[YR=1997] E4 N2 E2 N2 W2
FOP=[YR=1997] N5 W4 S5 E4$ W4 S4$ N20 W19$ E19 S11 E4 S5 E10
S4 E11 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	1,040.00	SF	5.20	5.20	100	1997	1997	3	72	3,894	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 6,659

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