LOT 12
LOFTON CREEK PB 6/33-36

TUCKER JULIA M/HOPPER BRETT
84029 ST JAMES COURT
YULEE, FL 32097

2025

38-2N-27-127C-0012-0000

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

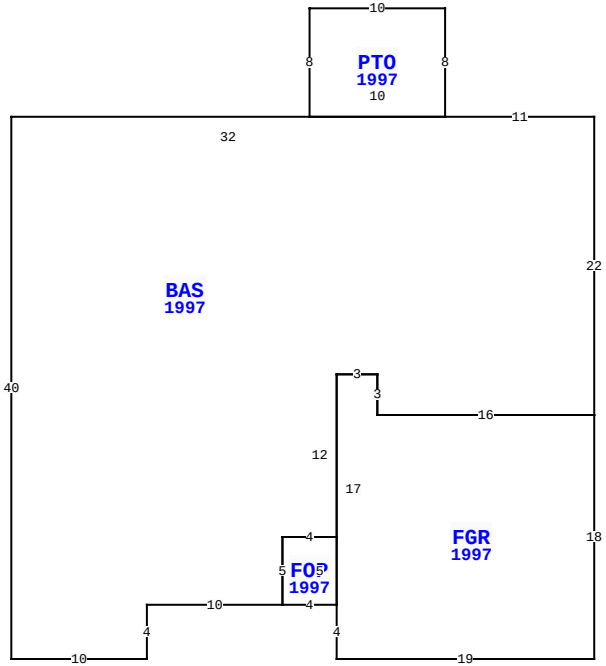
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,293	100	1997	1,293	147,855
FGR	351	55	1997	193	22,070
FOP	20	30	1997	6	686
PTO	80	5	1997	4	457
TOTALS	1,744			1,496	171,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,496	122.2980	122.30	182,961	1997	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1293 HX Base Yr 2020



84029 ST JAMES CT, 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		171,069
TOTAL MARKET OB/XF VALUE		2,643
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		228,712
SOH/AGL Deduction		66,721
ASSESSED VALUE		161,991
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,269
TOTAL JUST VALUE		228,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002291	REPAIR/RRF	8,093	03/06/2019
973763	NEW CONSTR	68,500	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2281/0830	6/12/2019	WD	Q	I	01	192,000
GRANTOR: SWARTZ DONALD H & LAU						
GRANTEE: TUCKER JULIA M & BR						
1448/0361	9/28/2006	WD	Q	I		177,500
GRANTOR: MATHESON ANDREW A & P						
GRANTEE: SWARTZ DONALD H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W11 PTO=[YR=1997] N8 W10 S8 E10 $ W32 S40 E10 N4 E10 FOP=[YR=1997] E4 FGR=[YR=1997] S4 E19 N18 W16 N3 W3 S17 $ N5 W4 S5 $ N5 E4 N12 E3 S3 E16 N22 $.

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	706.00	SF	5.20	5.20	100	1997	1997	3	72	2,643	

LAND DESCRIPTION

TOTAL OB/XF 2,643

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