LOT 17
IN OR 787 PG 1944
LOFTON CREEK PB 6/33-36

**OSBURN LARRY & MARY ALICE**
84095 ST JAMES CT
YULEE, FL 32097

**2025**

**38-2N-27-127C-0017-0000**

## 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 |

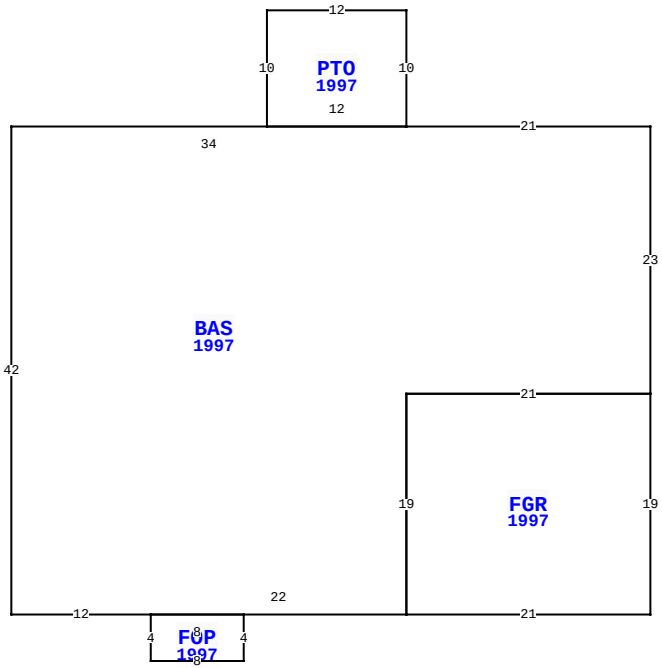
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4046.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,911 | 100 | 1997 | 1,911 | 187,645 |
| FGR | 399 | 55 | 1997 | 219 | 21,504 |
| FOP | 32 | 30 | 1997 | 10 | 982 |
| PTO | 120 | 5 | 1997 | 6 | 589 |
| TOTALS | 2,462 | | | 2,146 | 210,721 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,146 | 113.1900 | 113.19 | 242,906 | 1997 | 1997 | 0 | 0 | 0 | 13.25 | 86.75 |

1 SINGLE FAM – 100% - 1998 Heated Area: 1911 HX Base Yr 1998




84095 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 | | 210,721 |
| TOTAL MARKET OB/XF VALUE | | 4,783 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 270,504 |
| SOH/AGL Deduction | | 126,716 |
| ASSESSED VALUE | | 143,788 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 93,066 |
| TOTAL JUST VALUE | | 270,504 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 297,428 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 963460 | NEW CONSTR | 72,297 | 11/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0787/1944 | 3/20/1997 | WD | Q | I | | 101,000 |
| GRANTOR: HALLMARK HOMES INC | | | | | | |
| GRANTEE: OSBURN LARRY & MARY | | | | | | |
| 0773/1552 | 10/11/1996 | WD | U | V | 19 | 18,500 |
| GRANTOR: R E D LIMITED PARTNER | | | | | | |
| GRANTEE: HALLMARK HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W21 PTO=[YR=1997] N10 W12 S10 E12 $ W34 S42 E12 FOP=[YR=1997] S4 E8 N4 W8 $ E22 FGR=[YR=1997] E21 N19 W21 S19 $ N19 E21 N23 $ .

## 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 | 1997 | 1997 | 3 | 79 | 2,765 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 539.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 72 | 2,018 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,783

| 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