LOT 19
LOFTON CREEK PB 6/33-36

DAUGHTRY VICKY A
84074 ST JAMES CT
YULEE, FL 32097

**2025**

**38-2N-27-127C-0019-0000**

## 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 |

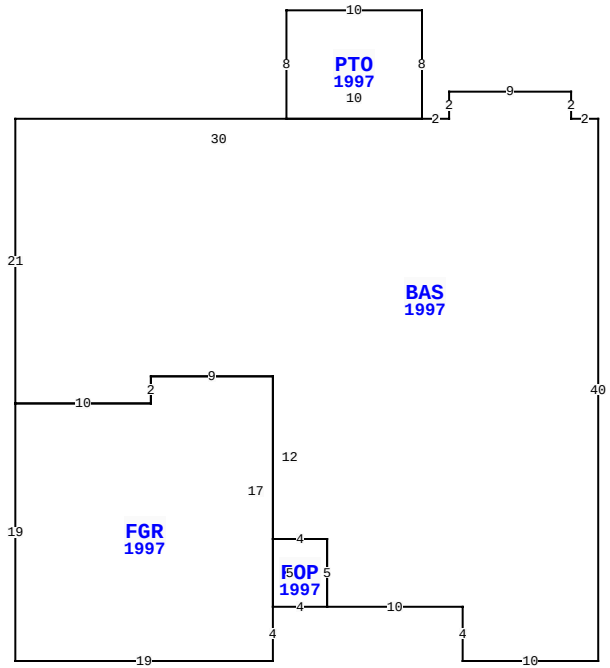
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,283 | 100 | 1997 | 1,283 | 136,120 |
| FGR | 379 | 55 | 1997 | 208 | 22,067 |
| FOP | 20 | 30 | 1997 | 6 | 637 |
| PTO | 80 | 5 | 1997 | 4 | 424 |
| TOTALS | 1,762 | | | 1,501 | 159,249 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,501 | 122.2980 | 122.30 | 183,572 | 1997 | 1997 | 0 | 0 | 0 | 13.25 | 86.75 |

1 SINGLE FAM – 100% - 2025 Heated Area: 1283 HX Base Yr 2025




84074 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 | | 159,249 |
| TOTAL MARKET OB/XF VALUE | | 2,580 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 216,829 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 216,829 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 166,107 |
| TOTAL JUST VALUE | | 216,829 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 235,726 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 973876 | NEW CONSTR | 68,500 | 04/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2588/1843 | 9/03/2022 | SW | U | I | 11 | 100 |
| GRANTOR: TAYLOR JAMES L | | | | | | |
| GRANTEE: DAUGHTRY VICKY A | | | | | | |
| 0983/1567 | 4/30/2001 | WD | Q | I | 05 | 120,800 |
| GRANTOR: SECRETARY OF VETERNS | | | | | | |
| GRANTEE: TAYLOR JAMES L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W2 N2 W9 S2 W2 PTO=[YR=1997] N8 W10 S8 E10 $ W30 S21 FGR=[YR=1997] S19 E19 N4 FOP=[YR=1997] E4 N5 W4 S5 $ N17 W9 S2 W10 $ E10 N2 E9 S12 E4 S5 E10 S4 E10 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 | 689.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 72 | 2,580 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,580

| 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