LOT 20
IN OR 1493/1942
LOFTON CREEK PB 6/33-36

MELENDEZ ELY
84060 ST JAMES COURT
YULEE, FL 32097

2025

38-2N-27-127C-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

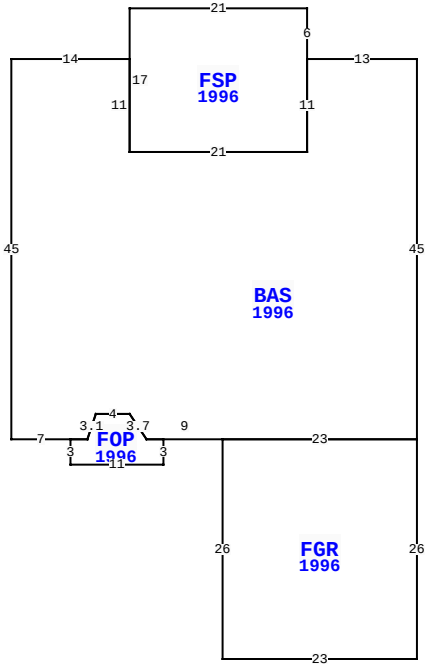
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,913	100	1996	1,913	175,942
FGR	598	55	1996	329	30,259
FOP	50	30	1996	15	1,379
FSP	357	40	1996	143	13,152
TOTALS	2,918			2,400	220,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,400	116.4240	116.42	279,408	1996	1996	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2009 Heated Area: 1913 HX Base Yr 2009



84060 ST JAMES CT, YULEE

BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		220,732
TOTAL MARKET OB/XF VALUE		4,432
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		280,164
SOH/AGL Deduction		128,573
ASSESSED VALUE		151,591
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,869
TOTAL JUST VALUE		280,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963196	NEW CONSTR	101,396	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/1942	4/20/2007	WD	Q	I		233,000
GRANTOR: BRUNZO JOHN E JR & CA						
GRANTEE: MELENDEZ ELY						
0780/0678	12/23/1996	WD	Q	I		132,800
GRANTOR: HALLMARK HOMES INC						
GRANTEE: BRUNZO JOHN E JR &						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,583.00	SF	4.00	4.00	100	1996	1996	3	70	4,432	

BUILDING DIMENSIONS

BAS=[YR=1996] W13 FSP=[YR=1996] N6 W21 S17 E21 N11 $ S11 W21 N11 W14 S45 E7 FOP=[YR=1996] S3 E11 N3 W2 U3 L2 W4 D3 L1 W2$ E2 U3 R1 E4 D3 R2 E9 FGR=[YR=1996] S26 E23 N26 W23 $ E23 N45 $.

LAND DESCRIPTION

TOTAL OB/XF 4,432

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