LOT 26
IN OR 810 PG 104
LOFTON CREEK PB 6/33-36

HERITAGE STEVE W
85053 ST JOHN COURT
YULEE, FL 32097

2025

38-2N-27-127C-0026-0000

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

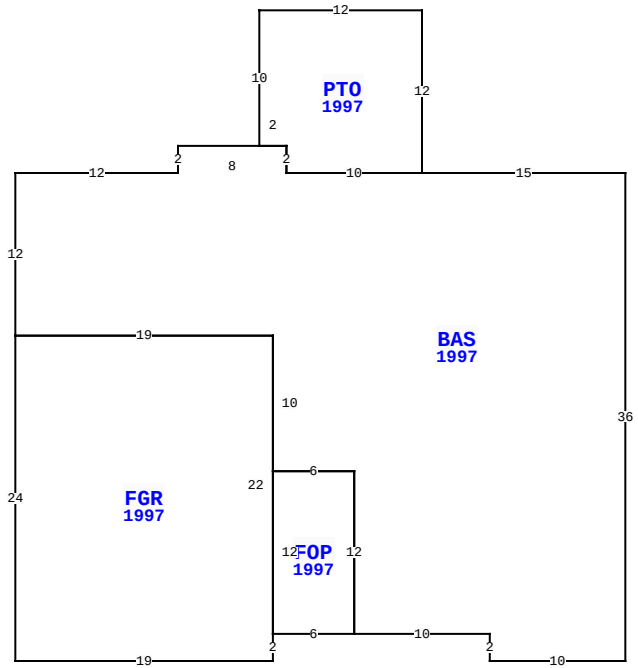
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,076	100	1997	1,076	118,527
FGR	456	55	1997	251	27,649
FOP	72	30	1997	22	2,424
PTO	140	5	1997	7	771
TOTALS	1,744			1,356	149,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,356	126.9840	126.98	172,185	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 1998 Heated Area: 1076 HX Base Yr 1998



85053 ST JOHN 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		149,370
TOTAL MARKET OB/XF VALUE		5,094
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		209,464
SOH/AGL Deduction		97,115
ASSESSED VALUE		112,349
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,627
TOTAL JUST VALUE		209,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973865	NEW CONSTR	45,590	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0810/0104	10/17/1997	WD	Q	I		77,700
GRANTOR: HALLMARK HOMES INC						
GRANTEE: HERITAGE STEVE W						
0786/1141	3/07/1997	WD	U	V	19	16,500
GRANTOR: R E D LIMITED PARTNER						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 PTO=[YR=1997] N12 W12 S10 E2 S2 E10 $ W10 N2 W8 S2 W12 S12 FGR=[YR=1997] S24 E19 N2 FOP=[YR=1997] E6 N12 W6 S12 $ N22 W19 $ E19 S10 E6 S12 E10 S2 E10 N36 $.

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	622.00	SF	5.20	5.20	100	1997	1997	3	72	2,329	

LAND DESCRIPTION

TOTAL OB/XF 5,094

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