

LOT 27
IN OR 1789/1017
LOFTON CREEK PB 6/33-36

CUMBERLAND RICHARD & JENNIFER A
85067 ST JOHN CT
YULEE, FL 32097

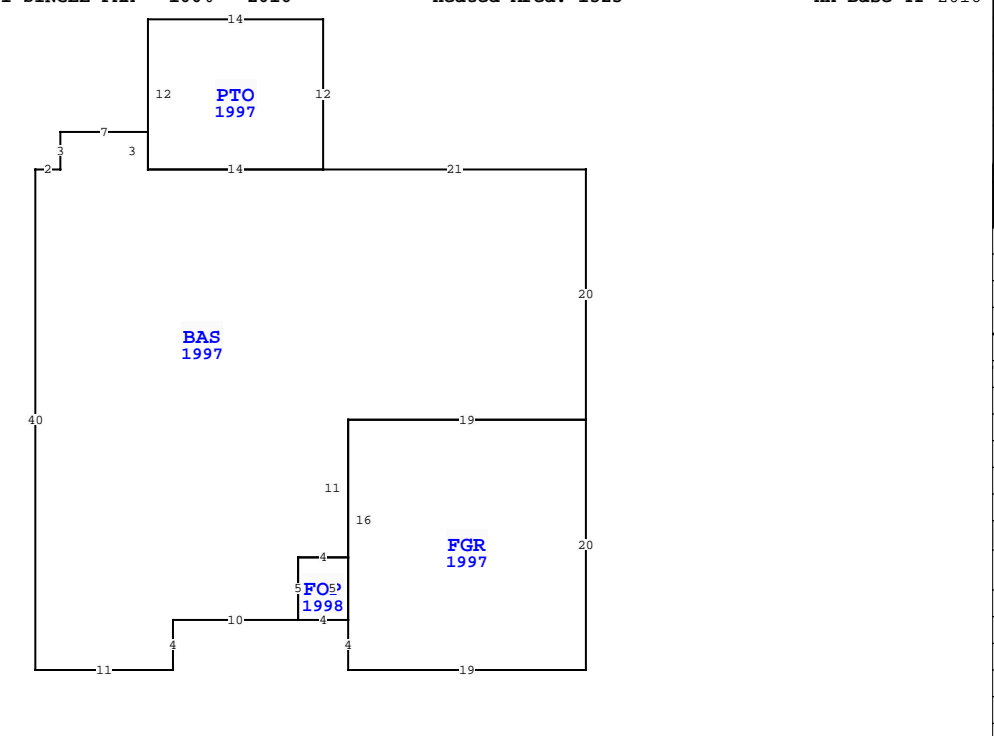
2025

38-2N-27-127C-0027-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,548	122.2980	122.30	189,320	1997	1997	0	0	13.25	86.75



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	1,325	100	1997	1,325	140,577
FGR	380	55	1997	209	22,174
FOP	20	30	1998	6	637
PTO	168	5	1997	8	848
TOTALS	1,893			1,548	164,235

85067 ST JOHN CT, YULEE	BLD DATE 05/10/2022 NW	LGL DATE	04/30/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES															
L N	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		666.00	SF	5.20				2,494	

TOTAL OB/XF													
												2,494	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		164,235	
TOTAL MARKET OB/XF VALUE		2,494	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		221,729	
SOH/AGL Deduction		90,804	
ASSESSED VALUE		130,925	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		80,203	
TOTAL JUST VALUE		221,729	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		241,339	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615148	ROOF	10,000	07/01/2016
963450	NEW CONSTR	68,500	11/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1789/1017	4/20/2012	WD Q	Q	I	02	99,000
GRANTOR: MERCADO GREGORY A & M						
GRANTEE: CUMBERLAND RICHARD						
1167/1436	9/03/2003	WD Q	Q	I		120,500
GRANTOR: DROUSCHE RICHARD D &						
GRANTEE: MERCADO GREGORY & M						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1997] W21 PTO=[YR=1997] N12 W14 S12 E14 \$ W14 N3 W7 S3 W2 S40 E11 N4 E10 FOP=[YR=1998] E4 FGR=[YR=1997] S4 E19 N20 W19 S16 \$ N5 W4 S5 \$ N5 E4 N11 E19 N20 \$.	