LOT 29
IN OR 849/1715
LOFTON CREEK PB 6/33-36

DARLEY JAMES R &/MILLER MELANIE A
85095 ST JOHN COURT
YULEE, FL 32097

2025

38-2N-27-127C-0029-0000

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

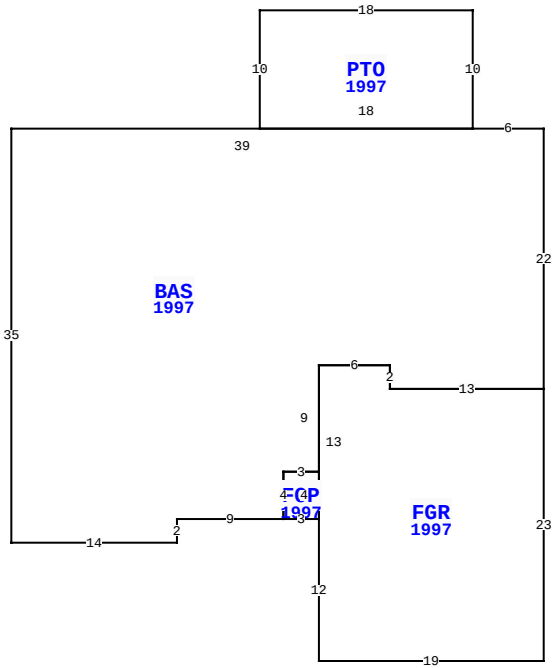
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1997	1,280	134,306
FGR	449	55	1997	247	25,917
FOP	12	30	1997	4	420
PTO	180	5	1997	9	944
TOTALS	1,921			1,540	161,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,540	125.6640	125.66	193,516	1997	2002	0	0	0	16.50	83.50

1 SINGLE FAM – 50% - 1999 Heated Area: 1280 HX Base Yr 1999



85095 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		161,586
TOTAL MARKET OB/XF VALUE		2,804
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		219,390
SOH/AGL Deduction		56,074
ASSESSED VALUE		163,316
TOTAL EXEMPTION VALUE	HA HAB	32,591
BASE TAXABLE VALUE		130,725
TOTAL JUST VALUE		219,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010104	REPAIR/RRF	0	12/13/2019
973907	NEW CONSTR	56,000	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0849/1715	9/23/1998	WD	Q	I		98,500
GRANTOR: KITCHENS SHARMON I						
GRANTEE: DARLEY JAMES & MELA						
0804/1471	8/28/1997	WD	Q	I		90,500
GRANTOR: HALLMARK HOMES INC						
GRANTEE: KITCHENS SHARMON I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W6 PTO=[YR=1997] N10 W18 S10 E18 $ W39 S35 E14 N2 E9 FOP=[YR=1997] E3 FGR=[YR=1997] S12 E19 N23 W13 N2 W6 S13 $ N4 W3 S4 $ N4 E3 N9 E6 S2 E13 N22 $.

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	50	0	0	749.00	SF	5.20	5.20	100	1997	1997	3	72	2,804	

LAND DESCRIPTION

TOTAL OB/XF 2,804

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	50		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS