

LOT 30
IN OR 925/1280
LOFTON CREEK PB 6/33-36

RODRIGUEZ RAUL
85111 ST JOHN COURT
YULEE, FL 32097

2025

38-2N-27-127C-0030-0000



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	11	CLAY TILE 60			
Interior Floo	14	CARPET 40			
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	1,144	100	1996	1,144	132,280
FEP	312	80	2008	250	28,908
FGR	361	55	1996	199	23,010
FOP	16	30	1996	5	578
TOTALS	1,833			1,598	184,775

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,598	133.2936	133.29	212,997	1996	1997		0	0	13.25	86.75	
1 SINGLE FAM - 100% - 2001													
Heated Area: 1144													
HX Base Yr 2001													
Floor plan diagram showing areas: FEP 2008 (top), BAS 1996 (left), FGR 1996 (right), and FOP 1996 (bottom center). Dimensions are provided for each area and the overall lot.													
BLD DATE		05/10/2022		NW		LGL DATE		04/30/2025		MLU			
XF DATE						LAND DATE							
INC DATE													

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4				Tax Dist:					
BUILDING MARKET VALUE				184,775					
TOTAL MARKET OB/XF VALUE				2,577					
TOTAL LAND VALUE - MARKET				55,000					
TOTAL MARKET VALUE				242,352					
SOH/AGL Deduction				112,106					
ASSESSED VALUE				130,246					
TOTAL EXEMPTION VALUE				HX HB VX		55,722			
BASE TAXABLE VALUE				74,524					
TOTAL JUST VALUE				242,352					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				265,038					