LOT 31
LOFTON CREEK PB 6/33-36

NICHOLS CHRISTOPHER & ANISSA C
85129 ST JOHN CT
YULEE, FL 32097

2025

38-2N-27-127C-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

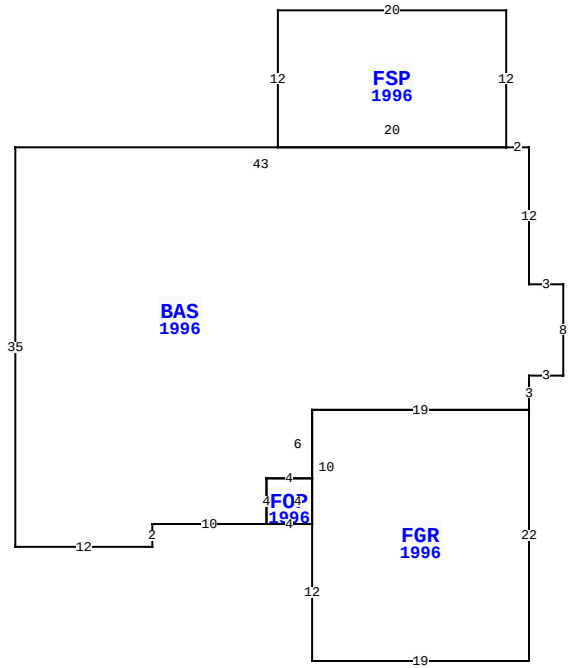
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,327	100	1996	1,327	146,390
FGR	418	55	1996	230	25,373
FOP	16	30	1996	5	552
FSP	240	40	1996	96	10,591
TOTALS	2,001			1,658	182,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,658	124.3000	124.30	206,089	1996	2001	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2021 Heated Area: 1327 HX Base Yr 2021



85129 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		182,904
TOTAL MARKET OB/XF VALUE		9,993
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		247,897
SOH/AGL Deduction		59,357
ASSESSED VALUE		188,540
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,818
TOTAL JUST VALUE		247,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412572	ADDITION	3,500	04/01/2004
B0311689	SWIM POOL	22,152	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2398/1575	9/08/2020	WD	Q	I	01	215,000
GRANTOR: RILEY MICHAEL W JR						
GRANTEE: NICHOLS CHRISTOPHER						
2114/1057	4/14/2017	WD	Q	I	01	164,900
GRANTOR: CRAWFORD JOHN L & TIN						
GRANTEE: RILEY MICHAEL W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W3 N12 W2 FSP=[YR=1996] N12 W20 S12 E20 $ W43 S35 E12 N2 E10 FOP=[YR=1996] E4 FGR=[YR=1996] S12 E19 N22 W19 S10 $ N4 W4 S4 $ N4 E4 N6 E19 N3 E3 N8 $.

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	100	0	0	715.00	SF	5.20	5.20	100	1996	1996	3	70	2,603	
2	0810	CONCRETE A	0	100	0	0	369.00	SF	6.50	6.50	100	2003	2003	3	82	1,967	
3	0861	POOL GUNIT	0	100	22	10	220.00	SF	85.00	85.00	100	2003	2003	3	29	5,423	

LAND DESCRIPTION

TOTAL OB/XF 9,993

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