LOT 32
IN OR 2101/316
LOFTON CREEK PB 6/33-36

STAFFORD RYAN
85147 ST JOHN CT
YULEE, FL 32097

**2025**

**38-2N-27-127C-0032-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

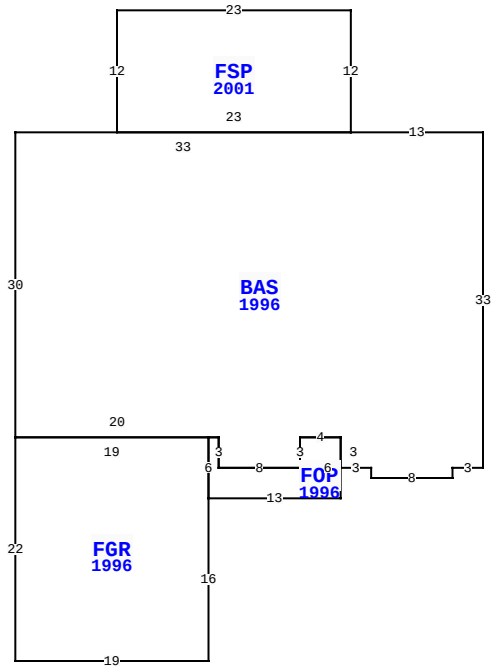
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 1,454 | 100 | 1996 | 1,454 | 150,587 |
| FGR | 418 | 55 | 1996 | 230 | 23,821 |
| FOP | 54 | 30 | 1996 | 16 | 1,657 |
| FSP | 276 | 40 | 2001 | 110 | 11,392 |
| TOTALS | 2,202 | | | 1,810 | 187,457 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,810 | 120.1200 | 120.12 | 217,417 | 1996 | 1996 | 0 | 0 | 0 | 13.78 | 86.22 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1454 HX Base Yr 2018




85147 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 | | 187,457 |
| TOTAL MARKET OB/XF VALUE | | 5,865 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 248,322 |
| SOH/AGL Deduction | | 99,139 |
| ASSESSED VALUE | | 149,183 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 98,461 |
| TOTAL JUST VALUE | | 248,322 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 272,176 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0108731 | XFOB | 2,425 | 09/01/2001 |
| 963054 | NEW CONSTR | 62,480 | 07/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2101/0316 | 2/10/2017 | WD | Q | I | 01 | 165,500 |
| GRANTOR: BROWN LARRY | | | | | | |
| GRANTEE: STAFFORD RYAN | | | | | | |
| 1873/0539 | 4/22/2013 | QC | U | I | 11 | 100 |
| GRANTOR: *CONFIDENTIAL* | | | | | | |
| GRANTEE: *CONFIDENTIAL* | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W13 FSP=[YR=2001] N12 W23 S12 E23 $ W33 S30
FGR=[YR=1996] S22 E19 N16 FOP=[YR=1996] E13 N6 W4 S3 W8 N3 W1
S6 $ N6 W19 $ E20 S3 E8 N3 E4 S3 E3 S1 E8 N1 E3 N33 $ .

## 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 | 1996 | 1996 | 3 | 77 | 2,695 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 871.00 | SF | 5.20 | 5.20 | 100 | 1996 | 1996 | 3 | 70 | 3,170 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,865

| 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