LOT 33
IN OR 1000/1763
LOFTON CREEK PB 6/33-36

AVILA ORLANDO J & JANEL M
1411 S 14TH ST STE I
FERNANDINA BEACH, FL 32034

2025

38-2N-27-127C-0033-0000

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	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

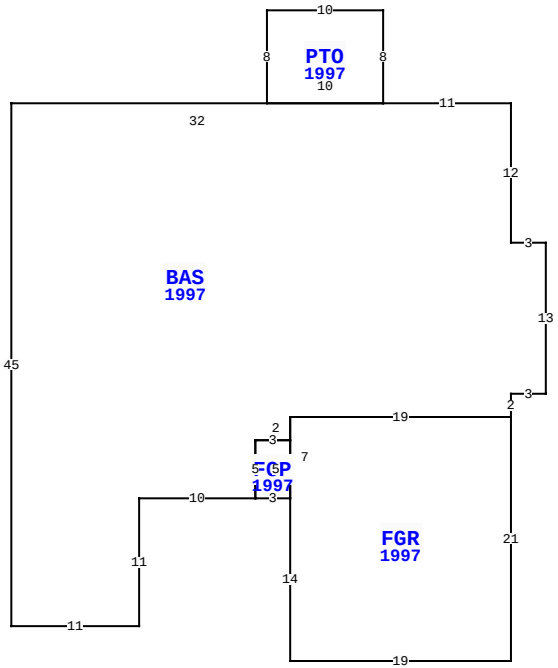
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,474	100	1997	1,474	151,909
FGR	399	55	1997	219	22,570
FOP	15	30	1997	4	412
PTO	80	5	1997	4	412
TOTALS	1,968			1,701	175,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,701	118.8000	118.80	202,079	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 0% - 0 Heated Area: 1474 HX Base Yr



85159 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	175,304
TOTAL MARKET OB/XF VALUE	2,669
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	232,973
SOH/AGL Deduction	7,285
ASSESSED VALUE	225,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,688
TOTAL JUST VALUE	232,973
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963431	NEW CONSTR	73,470	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1000/1763	8/02/2001	WD	Q	I		113,500
GRANTOR: MYERS ROBERT M & AMY						
GRANTEE: AVILA ORLANDO & JAN						
0785/1254	2/25/1997	WD	Q	I		91,700
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MYERS ROBERT & ANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W3 N12 W11 PTO=[YR=1997] N8 W10 S8 E10 $ W32 S45 E11 N11 E10 FOP=[YR=1997] E3 FGR=[YR=1997] S14 E19 N21 W19 S7 $ N5 W3 S5 $ N5 E3 N2 E19 N2 E3 N13 $.

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	0	0	0	713.00	SF	5.20	5.20	100	1997	1997	3	72	2,669	

LAND DESCRIPTION

TOTAL OB/XF 2,669

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	0		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