LOT 34
WATER & SEWER ESMT PT 778/1830
LOFTON CREEK PB 6/33-36

WINEMAN PHILIP A L/E/
85148 ST JOHN COURT
YULEE, FL 32097

2025

38-2N-27-127C-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

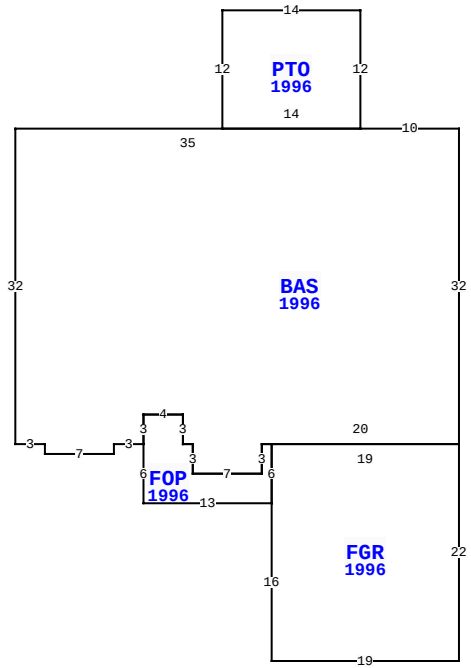
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,456	100	1996	1,456	148,337
FGR	418	55	1996	230	23,432
FOP	69	30	1996	21	2,140
PTO	168	5	1996	8	815
TOTALS	2,111			1,715	174,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,715	119.1300	119.13	204,308	1996	1996	0	0	0	14.48	85.52

1 SINGLE FAM – 100% - 1997 Heated Area: 1456 HX Base Yr 1997



BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

85148 ST JOHN CT, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,724
TOTAL MARKET OB/XF VALUE		5,949
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		235,673
SOH/AGL Deduction		109,436
ASSESSED VALUE		126,237
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		70,515
TOTAL JUST VALUE		235,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963097	NEW CONSTR	73,050	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/1349	7/23/2024	WD	U	I	11	100
GRANTOR: WINEMAN PHILIP A						
GRANTEE: BEVERLY LINDA L						
0776/0294	11/05/1996	WD	Q	I		97,600
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: WINEMAN PHILIP A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W10 PTO=[YR=1996] N12 W14 S12 E14 $ W35 S32 E3 S1 E7 N1 E3 FOP=[YR=1996] S6 E13 FGR=[YR=1996] S16 E19 N22 W19 S6 $ N6 W1 S3 W7 N3 W1 N3 W4 S3 $ N3 E4 S3 E1 S3 E7 N3 E20 N32 $.

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	894.00	SF	5.20	5.20	100	1996	1996	3	70	3,254	

LAND DESCRIPTION

TOTAL OB/XF 5,949

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	000134	C	RES POND	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