LOT 35
WATER & SEWER ESMT PT 778/1830
LOFTON CREEK PB 6/33-36

WHITE ADOLPHUS & KARA
85134 ST JOHN CT
YULEE, FL 32097

2025

38-2N-27-127C-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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

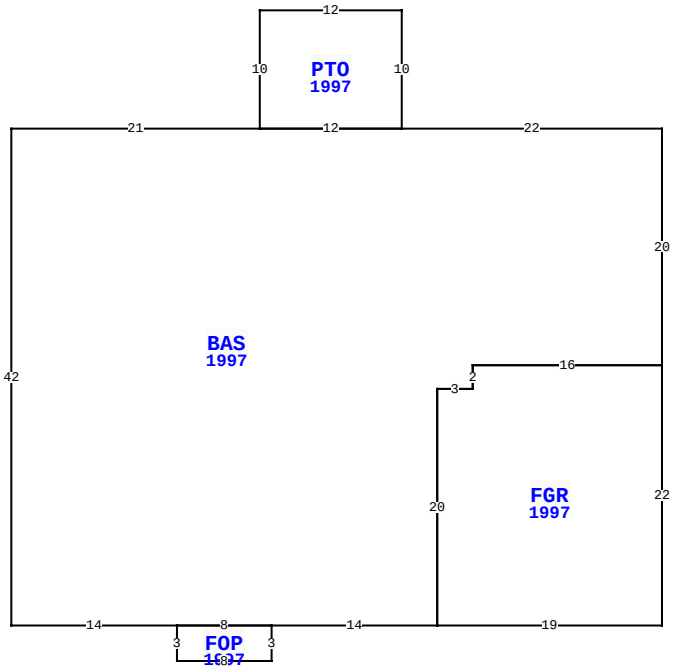
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,898	100	1997	1,898	184,506
FGR	412	55	1997	227	22,067
FOP	24	30	1997	7	681
PTO	120	5	1997	6	584
TOTALS	2,454			2,138	207,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,138	116.4240	116.42	248,906	1997	2002	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1898 HX Base Yr 2021



85134 ST JOHN CT, YULEE

BLD DATE		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		207,837
TOTAL MARKET OB/XF VALUE		6,408
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		269,245
SOH/AGL Deduction		65,821
ASSESSED VALUE		203,424
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,702
TOTAL JUST VALUE		269,245
NCON VALUE		9,333
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006318	(13) NEW WINDOWS	18,500	05/01/2024
B9704085	NEW CONSTR	71,277	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2662/69	8/12/2023	QC	U	I	11	100
GRANTOR: WHITE ADOLPHUS J						
GRANTEE: WHITE ADOLPHUS & KA						
1821/1783	5/31/2011	QC	U	I	11	75,000
GRANTOR: MCCRIMON LINDA ANN						
GRANTEE: WHITE ADOLPHUS						

BUILDING NOTES

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	973.00	SF	5.20	5.20	100	1997	1997	3	72	3,643	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W22 W12 W21 S42 E14 E8 E14 N20 E3 N2 E16 N20 $
FGR=[YR=1997;ORIG=-19,42] E19 N22 W16 S2 W3 S20 $
PTO=[YR=1997;ORIG=-22,0] N10 W12 S10 E12 $
FOP=[YR=1997;ORIG=-41,42] S3 E8 N3 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,408

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 09/24/2024 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS