LOT 36
IN OR 1764/1730
LOFTON CREEK PB 6/33-36

CYCLONE STATE RENTALS LLC
85100 SAINT JOHN CT
YULEE, FL 32097

2025

38-2N-27-127C-0036-0000

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 90
Interior Floo	08	SHT VINYL 10
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

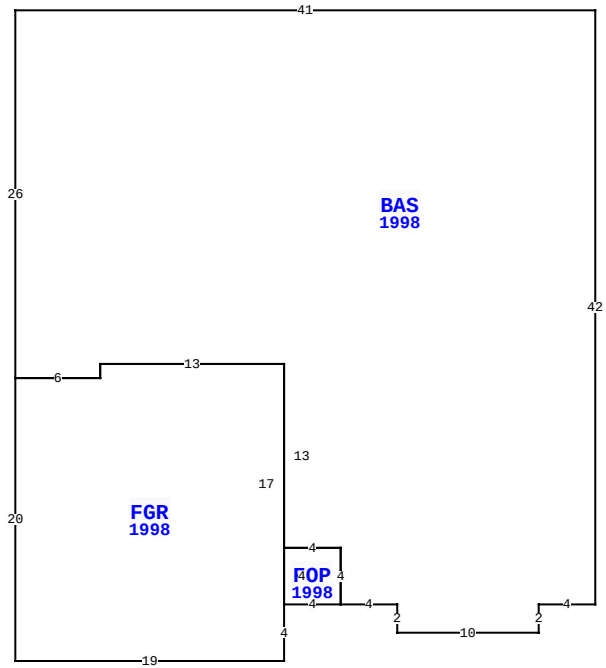
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,409	100	1998	1,409	148,215
FGR	393	55	1998	216	22,721
FOP	16	30	1998	5	526
TOTALS	1,818			1,630	171,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,630	121.5126	121.51	198,061	1998	1998	0	0	0	13.43	86.57

1 SINGLE FAM – 0% - 2025 Heated Area: 1409 HX Base Yr



85116 ST JOHN CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	171,461
TOTAL MARKET OB/XF VALUE	11,818
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	238,279
SOH/AGL Deduction	0
ASSESSED VALUE	238,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,279
TOTAL JUST VALUE	238,279
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008925	CARPORT	0	09/25/2020
B984826	NEW CONSTR	83,004	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/475	2/15/2024	QC	U	I	11	100
GRANTOR: BLACK SHAWN P & CHRIS						
GRANTEE: CYCLONE STATE RENTA						
2694/1733	2/15/2024	QC	U	I	11	10,000
GRANTOR: BLACK SHAWN P & CHRIS						
GRANTEE: CYCLONE STATE RENTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W41 S26 FGR=[YR=1998] S20 E19 N4FOP=[YR=1998] E4 N4 W4 S4$ N17 W13 S1 W6 $ E6 N1 E13 S13 E4 S4 E4 S2 E10 N2 E4 N42 $.

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	0810	CONCRETE A	0	0	0	0	756.00	SF	6.50	6.50	100	1998	1998	3	73	3,587	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
3	0351	CARPORT MT	0	0	25	22	550.00	SF	10.00	10.00	100	2020	2020	3	86	4,730	
4	0810	CONCRETE A	0	0	22	5	110.00	SF	6.50	6.50	100	2020	2020	3	98	701	

LAND DESCRIPTION

TOTAL OB/XF 11,818

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 12/04/2020 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS