LOT 37
IN OR 865/1231
LOFTON CREEK PB 6/33-36

BLACK SHAWN P & CHRISTINA M
85100 ST JOHN COURT
YULEE, FL 32097

2025

38-2N-27-127C-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

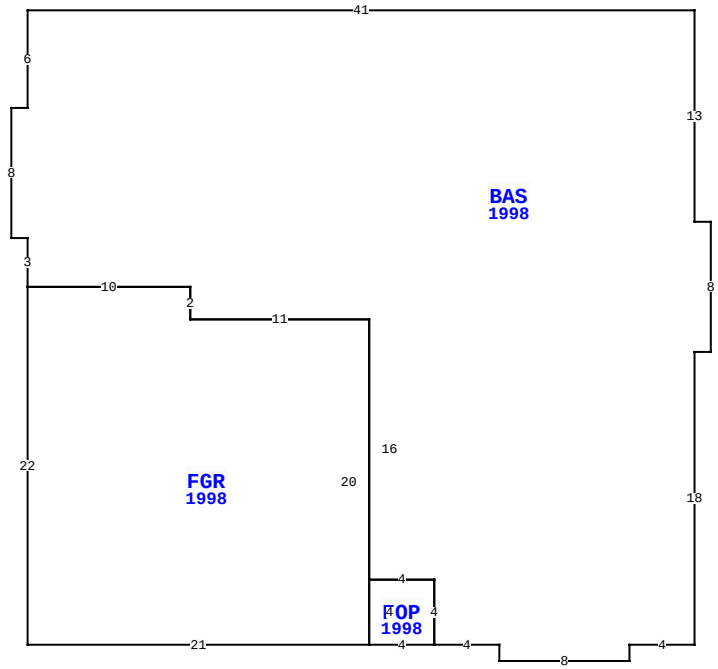
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,167	100	1998	1,167	128,638
FGR	440	55	1998	242	26,676
FOP	16	30	1998	5	551
TOTALS	1,623			1,414	155,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,414	127.3272	127.33	180,045	1998	1998	0	0	0	13.43	86.57

1 SINGLE FAM – 100% - 2000 Heated Area: 1167 HX Base Yr 2000



85100 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		155,865
TOTAL MARKET OB/XF VALUE		29,928
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		240,793
SOH/AGL Deduction		117,936
ASSESSED VALUE		122,857
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,135
TOTAL JUST VALUE		240,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001055	WINDOW/GARAGE DOO	7,000	02/10/2020
B1428744	SHED	38,657	05/01/2014
E985224	CHNGE SRVC	0	09/01/1998
B9805210	NEW CONSTR	76,998	08/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0865/1231	2/03/1999	WD	Q	I		87,500
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: BLACK SHAWN P & CHR						
0785/1156	2/24/1997	WD	U	V	19	16,500
GRANTOR: R E D LIMITED PARTNER						
GRANTEE: ATLANTIC BUILDERS I						

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	100	0	0	640.00	SF	6.50	6.50	100	1998	1998	3	73	3,037	
2	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	2005	2005	3	84	1,638	
3	0510	GARAGE WD-	0	100	35	26	910.00	SF	35.00	35.00	100	2015	2015	3	75	23,888	
4	1242	WD DECK A	0	100	0	0	175.00	SF	10.00	10.00	100	2024	2018		78	1,365	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W41 S6 W1 S8 E1 S3 FGR=[YR=1998] S22 E21
FOP=[YR=1998] E4 N4 W4 S4$ N20 W11 N2 W10$ E10 S2 E11 S16 E4
S4 E4 S1 E8 N1 E4 N18 E1 N8 W1 N13$.

LAND DESCRIPTION

TOTAL OB/XF 29,928

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 04/10/2024 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS