LOT 39
IN OR 1741/570
LOFTON CREEK PB 6/33-36

BRIDGES GULSEVIL & KENNETH P
85072 ST JOHN CT
YULEE, FL 32097

2025

38-2N-27-127C-0039-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

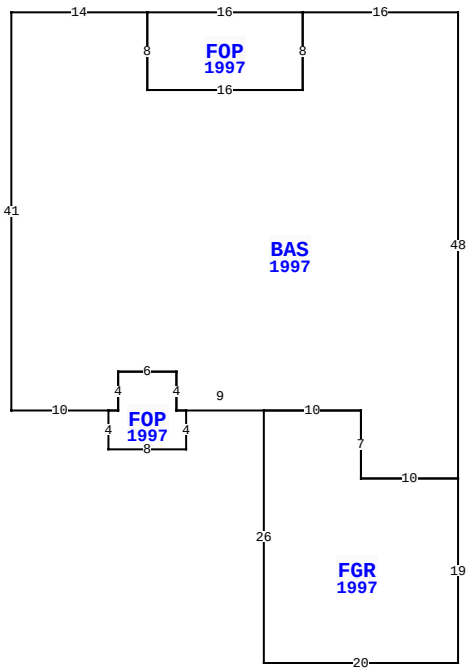
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,804	100	1997	1,804	178,829
FGR	450	55	1997	248	24,584
FOP	56	30	1997	17	1,686
FOP	128	30	1997	38	3,767
TOTALS	2,438			2,107	208,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,107	114.2680	114.27	240,767	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2009 Heated Area: 1804 HX Base Yr 2009



85072 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		208,865
TOTAL MARKET OB/XF VALUE		10,900
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		274,765
SOH/AGL Deduction		127,552
ASSESSED VALUE		147,213
TOTAL EXEMPTION VALUE	HX HB VX VP	138,064
BASE TAXABLE VALUE		9,149
TOTAL JUST VALUE		274,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963255	NEW CONSTR	71,419	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1741/0570	6/02/2010	WD	U	I	11	100
GRANTOR: SHELTON DENNIS P & AN						
GRANTEE: BRIDGES GULSEVIL &						
1396/0707	3/15/2006	QC	Q	I	06	100
GRANTOR: SAVAGE JENNIFER G						
GRANTEE: BRIDGES GULSEVIL						

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	779.00	SF	5.20	5.20	100	1996	1996	3	70	2,836	
2	0510	GARAGE WD-	0	100	0	0	360.00	SF	35.00	35.00	100	2012	2012	3	64	8,064	

BUILDING DIMENSIONS

BAS=[YR=1997] W16 FOP=[YR=1997] W16 S8 E16 N8 $ S8 W16 N8 W14 S41 E10 FOP=[YR=1997] S4 E8 N4 W1 N4 W6 S4 W1 $ E1 N4 E6 S4 E9 FGR=[YR=1997] S26 E20 N19 W10 N7 W10 $ E10 S7 E10 N48 $.

LAND DESCRIPTION

TOTAL OB/XF 10,900

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