

LOT 40
IN OR 817 PG 217
LOFTON CREEK PB 6/33-36

ROBERTS EDGAR E & VICTORIA
85056 ST JOHN COURT
YULEE, FL 32097

2025

38-2N-27-127C-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1,811	100	1997	1,811	174,943
BAS	498	100	2012	498	48,107
FGR	380	55	1997	209	20,190
FOP	36	30	1997	11	1,062
PTO	108	5	1997	5	483
TOTALS	2,833			2,534	244,785

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	872.00	SF	5.20
3	0940	SHEDS/PORT	0	0	22	12	264.00	SF	30.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,534	109.4016	109.40	277,220	1997	2000	0	0	0	11.70
1 SINGLE FAM - 100% - 2019						Heated Area: 2309		HX Base Yr			
The floor plan shows a complex building layout with several rooms and corridors. The rooms are labeled as follows: BAS 2012 (top right), PTO 1997 (middle left), BAS 1997 (bottom left), and FGR 1997 (bottom right). The dimensions of the rooms and corridors are indicated by numbers along the lines. The total area is 2,534 square feet, and the total adjusted points are 109.4016. The effective base rate is 109.40, and the replacement cost new is 277,220. The average year built (AYB) is 1997, the effective year built (EYB) is 2000, the economic factor (ECON) is 0, the function code (FNCT) is 0, the normal factor (NORM) is 0, and the percentage condition is 11.70.											
BLD DATE		05/10/2022				NW		LGL DATE			
XF DATE								LAND DATE		04/30/2025	
INC DATE								AG DATE		MLU	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		244,785	
TOTAL MARKET OB/XF VALUE		12,841	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		312,626	
SOH/AGL Deduction		9,424	
ASSESSED VALUE		303,202	
TOTAL EXEMPTION VALUE		13	296,391
BASE TAXABLE VALUE		6,811	
TOTAL JUST VALUE		312,626	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,976	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974255	NEW CONSTR	85,790	10/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0817/0217	12/17/1997	WD	Q	I	
GRANTOR: ATLANTIC BUILDERS INC					SALE PRICE
GRANTEE: ROBERTS EDGAR & VIC					105,800
0777/1865	11/27/1996	WD	U	V	09
GRANTOR: RED LIMITED PARTNERSH					50,500
GRANTEE: ATLANTIC BUILDERS I					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2012] W21 S21 BAS=[YR=1997] W6 PTO=[YR=1997] N6 W12 S9 E12 N3\$ S3 W15 N6 W14 S21 E1 S14 E1 S10 E11 N5 E8 FOP=[YR=1997] S4 E8 N4 W2 N1 W4 S1 W2\$ E2 N1 E4 S1 E10 FGR=[YR=1997] S8E19 N20 W19 S12\$ N12 E19 N22 W19 N3 W2\$ E2 S3 E19 N24\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		