LOT 41
IN OR 806 PG 1903
LOFTON CREEK PB 6/33-36

LANE GEORGE DAVID & LISA E
85040 ST JOHN COURT
YULEE, FL 32097

2025

38-2N-27-127C-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

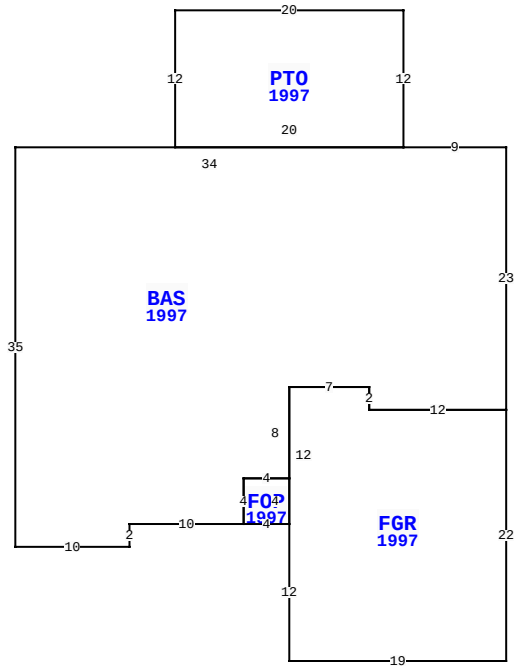
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,219	100	1997	1,219	133,057
FGR	432	55	1997	238	25,978
FOP	16	30	1997	5	546
PTO	240	5	1997	12	1,310
TOTALS	1,907			1,474	160,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,474	122.2980	122.30	180,270	1997	2002	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 1998 Heated Area: 1219 HX Base Yr 1998



85040 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		160,891
TOTAL MARKET OB/XF VALUE		2,707
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		218,598
SOH/AGL Deduction		103,256
ASSESSED VALUE		115,342
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,620
TOTAL JUST VALUE		218,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003251	REPAIR/RRF	18,000	02/28/2022
973788	NEW CONSTR	0	06/01/1997
973928	NEW CONSTR	53,881	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0806/1903	9/18/1997	WD	Q	I		81,600
GRANTOR: HALLMARK HOMES INC						
GRANTEE: LANE GEORGE & LISA						
0795/1480	6/05/1997	WD	U	V	19	16,500
GRANTOR: R E D LIMITED PARTNER						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W9 PTO=[YR=1997] N12 W20 S12 E20 $ W34 S35 E10 N2 E10 FOP=[YR=1997] E4 FGR=[YR=1997] S12 E19 N22 W12 N2 W7 S12 $ N4 W4 S4 $ N4 E4 N8 E7 S2 E12 N23 $.

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	723.00	SF	5.20	5.20	100	1997	1997	3	72	2,707	

LAND DESCRIPTION

TOTAL OB/XF 2,707

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS