LOT 44
LOFTON CREEK PB 6/33-36

MORALES JUNE N
11712 TtempleTON RD
JACKSONVILLE, FL 32258

2025

38-2N-27-127C-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

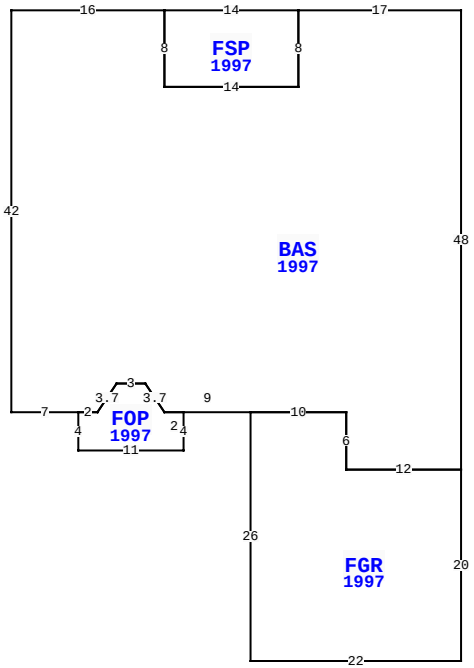
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,919	100	1997	1,919	189,066
FGR	500	55	1997	275	27,094
FOP	59	30	1997	18	1,774
FSP	112	40	1997	45	4,433
TOTALS	2,590			2,257	222,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,257	123.5388	123.54	278,830	1997	1997	0	0	0	20.25	79.75

1 SINGLE FAM – 0% - 2025 Heated Area: 1919 HX Base Yr



86021 ST ANDREW 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	222,367
TOTAL MARKET OB/XF VALUE	2,935
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	280,302
SOH/AGL Deduction	0
ASSESSED VALUE	280,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,302
TOTAL JUST VALUE	280,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226590	REMODEL	410	11/01/2012
B9704086	NEW CONSTR	72,036	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2701/1659	3/25/2024	WD	Q	I	01	345,000
GRANTOR: FIELDS MATTHEW R & KR						
GRANTEE: MORALES JUNE N						
2584/0134	8/15/2022	WD	Q	I	01	320,000
GRANTOR: KAUFFMAN TESSA T & MA						
GRANTEE: FIELDS MATTHEW R &						

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	0812	CONCRETE C	0	0	0	0	1,019.00	SF	4.00	4.00	100	1997	1997	3	72	2,935	

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W17 S8 W14 N8 W16 S42 E7 E2 U3R2 E3 D3R2 E9 E10 S6 E12 N48 $
FGR=[YR=1997;ORIG=-22,42] S26 E22 N20 W12 N6 W10 $
FSP=[YR=1997;ORIG=-17,0] W14 S8 E14 N8 $
FOP=[YR=1997;ORIG=-40,42] S4 E11 N4 W2 U3L2 W3 D3L2 W2 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,935

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 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