LOT 47
LOFTON CREEK PB 6/33-36

**SILLS SHELBY D & KIMBERLY ANN**
86067 ST ANDREW COURT
YULEE, FL 32097

**2025**

**38-2N-27-127C-0047-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

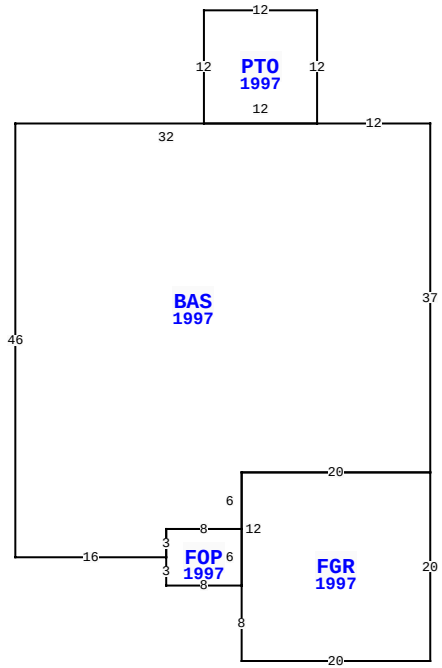
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 1,820 | 100 | 1997 | 1,820 | 179,461 |
| FGR | 400 | 55 | 1997 | 220 | 21,693 |
| FOP | 48 | 30 | 1997 | 14 | 1,380 |
| PTO | 144 | 5 | 1997 | 7 | 690 |
| TOTALS | 2,412 | | | 2,061 | 203,224 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,061 | 114.5914 | 114.59 | 236,170 | 1997 | 1997 | 0 | 0 | 0 | 13.95 | 86.05 |

1 SINGLE FAM – 0% - 0 Heated Area: 1820 HX Base Yr




86067 ST ANDREW 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 | 203,224 |
| TOTAL MARKET OB/XF VALUE | 5,318 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 263,542 |
| SOH/AGL Deduction | 9,710 |
| ASSESSED VALUE | 253,832 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 253,832 |
| TOTAL JUST VALUE | 263,542 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 289,538 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 974162 | NEW CONSTR | 86,490 | 08/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2291/1092 | 7/12/2019 | WD | Q | I | 01 | 211,000 |
| GRANTOR: CHANCEY JOSEPH L | | | | | | |
| GRANTEE: SILLS SHELBY DEAN & | | | | | | |
| 2226/0852 | 9/26/2018 | WD | Q | I | 01 | 163,000 |
| GRANTOR: STREMPEL JARRELL J & | | | | | | |
| GRANTEE: CHANCEY JOSEPH L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W12 PTO=[YR=1997] N12 W12 S12 E12$ W32 S46 E16 FOP=[YR=1997] S3 E8 FGR=[YR=1997] S8 E20 N20 W20 S12$ N6 W8 S3$ N3 E8 N6 E20 N37$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1997 | 1997 | 3 | 79 | 2,765 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 682.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 72 | 2,553 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,318

| 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