LOT 48
LOFTON CREEK PB 6/33-36

KUYPERS NEIL D
86083 ST ANDREW COURT
YULEE, FL 32097

2025

38-2N-27-127C-0048-0000

BUILDING CHARACTERISTICS

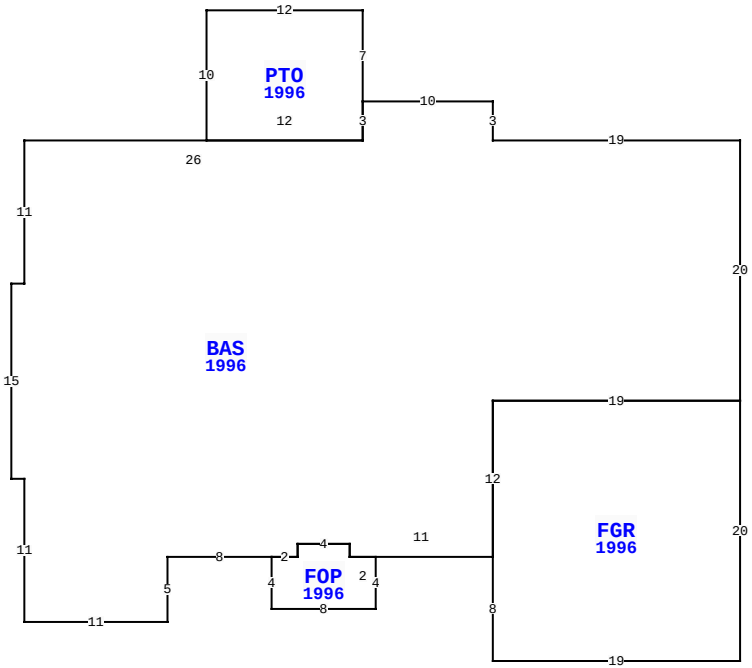
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,628	100	1996	1,628	170,219
FGR	380	55	1996	209	21,852
FOP	36	30	1996	11	1,150
PTO	120	5	1996	6	628
TOTALS	2,164			1,854	193,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	114.2680	114.27	211,857	1996	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1628 HX Base Yr 2020



86083 ST ANDREW CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,849
TOTAL MARKET OB/XF VALUE		2,675
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		251,524
SOH/AGL Deduction		59,780
ASSESSED VALUE		191,744
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,022
TOTAL JUST VALUE		251,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962950	NEW CONSTR	65,000	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2269/1964	4/18/2019	WD	Q	I	01	185,000
GRANTOR: FORBES DAVID						
GRANTEE: KUYPERS NEIL D						
1478/1781	2/15/2007	WD	Q	I		174,000
GRANTOR: BOYD RICHARD & AMY						
GRANTEE: FORBES DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W19 N3 W10 PTO=[YR=1996] N7 W12 S10 E12 N3 $ S3 W26 S11 W1 S15 E1 S11 E11 N5 E8 FOP=[YR=1996] S4 E8 N4 W2 N1 W4 S1 W2 $ E2 N1 E4 S1 E11 FGR=[YR=1996] S8 E19 N20 W19 S12 $ N12 E19 N20 $.

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	735.00	SF	5.20	5.20	100	1996	1996	3	70	2,675	

LAND DESCRIPTION

TOTAL OB/XF 2,675

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