LOT 51
IN OR 2033/360
LOFTON CREEK PB 6/33-36

PANVELLE AARON JOSEPH
86119 ST ANDREW CT
YULEE, FL 32097

2025

38-2N-27-127C-0051-0000

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

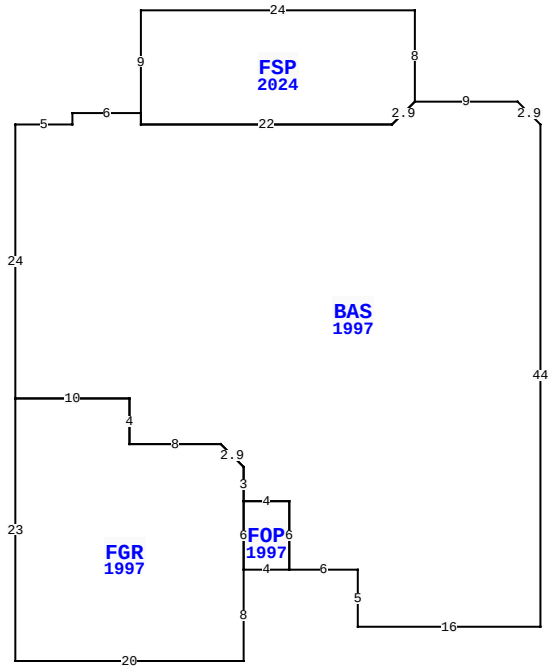
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1997	1,620	160,589
FGR	418	55	1997	230	22,800
FOP	24	30	1997	7	694
FSP	238	40	2024	95	9,418
TOTALS	2,300			1,952	193,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,952	114.2680	114.27	223,055	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 0% - 0 Heated Area: 1620 HX Base Yr



86119 ST ANDREW CT, YULEE

BLD DATE		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	193,500
TOTAL MARKET OB/XF VALUE	13,733
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	262,233
SOH/AGL Deduction	2,681
ASSESSED VALUE	259,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,552
TOTAL JUST VALUE	262,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,449

MISC WD STRG = NV: KW 4/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974315	SWIM POOL	18,000	10/01/1997
973701	NEW CONSTR	58,000	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/0360	2/25/2016	WD	Q	I	01	189,900
GRANTOR: CAM X TRUST						
GRANTEE: PANVELLE AARON JOSE						
1999/0913	8/27/2015	QC	U	I	11	100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: CAM X TRUST						

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	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	537.00	SF	5.20	5.20	100	1997	1997	3	72	2,011	
3	0861	POOL GUNIT	0	0	0	0	420.00	SF	85.00	85.00	100	1997	1997	3	20	7,140	
4	0845	KOOL DECK	0	0	0	0	348.00	SF	7.25	7.25	100	1997	1997	3	72	1,817	

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] U2L2 W9 D2L2 W22 N1 W6 S1 W5 S24 E10 S4 E8 D2R2 S3 E4 S6 E6 S5 E16 N44 $
FGR=[YR=1997;ORIG=-46,24] S23 E20 N8 N6 N3 U2L2 W8 N4 W10 $
FOP=[YR=1997;ORIG=-26,39] E4 N6 W4 S6 $
FSP=[YR=2024;ORIG=-35,0] E22 U2R2 N8 W24 S9 S1 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,733

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	000134	C	RES POND	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 04/10/2024 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS