LOT 52
IN OR 773 PG 1321
LOFTON CREEK PB 6/33-36

SPROLE DAVID WAYNE & SHEILA D
86120 ST ANDREW COURT
YULEE, FL 32097

2025

38-2N-27-127C-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

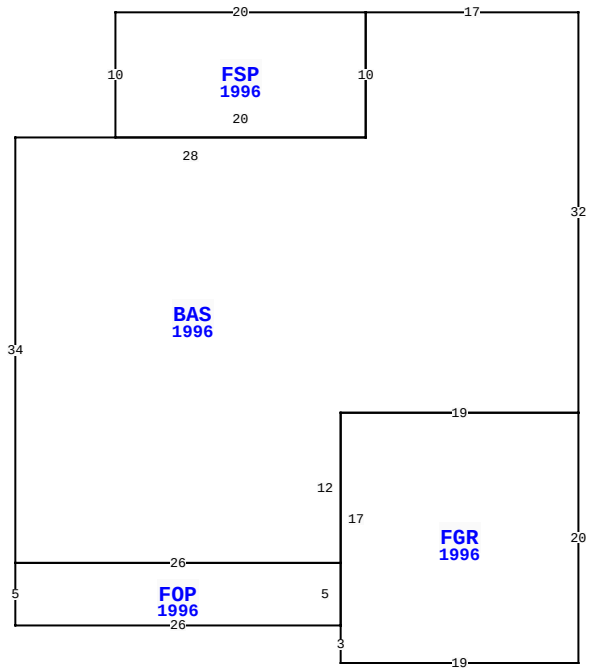
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,472	100	1996	1,472	150,829
FGR	380	55	1996	209	21,415
FOP	130	30	1996	39	3,996
FSP	200	40	1996	80	8,197
TOTALS	2,182			1,800	184,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	118.8000	118.80	213,840	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1997 Heated Area: 1472 HX Base Yr 1997



86120 ST ANDREW CT, YULEE

BLD DATE	05/10/2022 NW	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		184,437
TOTAL MARKET OB/XF VALUE		5,334
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		244,771
SOH/AGL Deduction		114,069
ASSESSED VALUE		130,702
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,980
TOTAL JUST VALUE		244,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962934	NEW CONSTR	78,870	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0773/1321	10/10/1996	WD	Q	I		105,200
GRANTOR: HALLMARK HOMES INC						
GRANTEE: SPROLE DAVID & SHEI						
0758/0235	4/26/1996	WD	U	V	19	19,500
GRANTOR: R E D LIMITED PARTNER						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W17 FSP=[YR=1996] W20 S10 E20 N10 $ S10 W28 S34 FOP=[YR=1996] S5 E26 FGR=[YR=1996] S3 E19 N20 W19 S17 $ N5 W26 $ E26 N12 E19 N32 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	725.00	SF	5.20	5.20	100	1996	1996	3	70	2,639	

LAND DESCRIPTION

TOTAL OB/XF 5,334

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	100			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 KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS