LOT 54
IN OR 2129/1206
LOFTON CREEK PB 6/33-36

RADWANSKI ANDREW P & MHARIE
86094 ST ANDREW CT
YULEE, FL 32097

2025

38-2N-27-127C-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

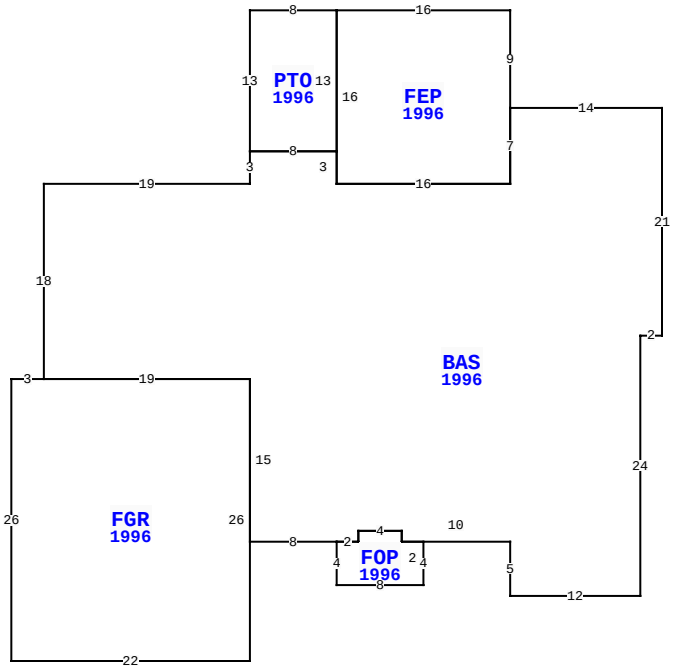
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,736	100	1996	1,736	171,097
FEP	256	80	1996	205	20,204
FGR	572	55	1996	315	31,046
FOP	36	30	1996	11	1,084
PTO	104	5	1996	5	492
TOTALS	2,704			2,272	223,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,272	114.2680	114.27	259,621	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 0% - 0 Heated Area: 1736 HX Base Yr



BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

86094 ST ANDREW CT, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	223,923
TOTAL MARKET OB/XF VALUE	3,240
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	282,163
SOH/AGL Deduction	8,707
ASSESSED VALUE	273,456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,456
TOTAL JUST VALUE	282,163
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804885	ADDITION	6,824	05/01/1998
B9804837	NEW CONSTR	4,000	05/01/1998
9603002	NEW CONSTR	88,625	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2129/1206	6/17/2017	WD	Q	I	02	194,000
GRANTOR: DELLINGER JAMES E & S						
GRANTEE: RADWANSKI ANDREW P						
1093/1023	11/08/2002	WD	Q	I		167,000
GRANTOR: BOYD LISA & E MATTHEW						
GRANTEE: DELLINGER JAMES E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 FEP=[YR=1996] N9 W16 PTO=[YR=1996] W8 S13 E8 N13$ S16 E16 N7$ S7 W16 N3 W8 S3 W19 S18 FGR=[YR=1996] W3 S26 E22 N26 W19 $ E19 S15 E8 FOP=[YR=1996] S4 E8 N4 W2 N1 W4 S1 W2 $ E2 N1 E4 S1 E10 S5 E12 N24 E2 N21 $.

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	0810	CONCRETE A	0	0	0	0	712.00	SF	6.50	6.50	100	1996	1996	3	70	3,240	

LAND DESCRIPTION

TOTAL OB/XF 3,240

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			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