LOT 55
LOFTON CREEK PB 6/33-36

CARTER JARED DWAYNE/LEE JESSICA B
86080 ST ANDREW CT
YULEE, FL 32097

2025

38-2N-27-127C-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

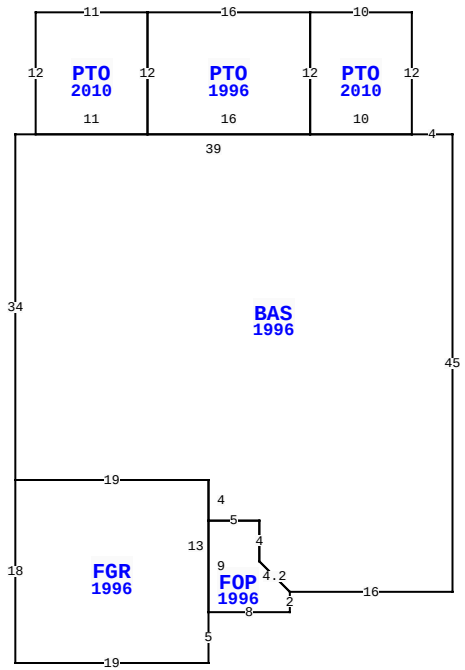
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,687	100	1996	1,687	179,475
FGR	342	55	1996	188	20,001
FOP	56	30	1996	17	1,809
PTO	192	5	1996	10	1,064
PTO	120	5	2010	6	638
PTO	132	5	2010	7	745
TOTALS	2,529			1,915	203,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,915	124.4012	124.40	238,226	1996	1996	0	0	0	14.48	85.52

1 SINGLE FAM – 100% - 2022 Heated Area: 1687 HX Base Yr 2022



86080 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		203,731
TOTAL MARKET OB/XF VALUE		5,185
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		263,916
SOH/AGL Deduction		37,537
ASSESSED VALUE		226,379
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,657
TOTAL JUST VALUE		263,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962894	NEW CONSTR	81,660	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/1354	1/29/2021	WD	Q	I	01	216,700
GRANTOR: BURGOYNE JACOB R & AL						
GRANTEE: CARTER JARED DWAYNE						
2218/1401	8/17/2018	WD	Q	I	01	186,000
GRANTOR: DURRANCE DAWN M						
GRANTEE: BURGOYNE JACOB R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W4 PTO=[YR=2010] N12 W10 PTO=[YR=1996] W16 PTO=[YR=2010] W11 S12 E11 N12 $ S12 E16 N12 $ S12 E10 $ W39 S34 FGR=[YR=1996] S18 E19 N5 FOP=[YR=1996] E8 N2 U3 L3 N4 W5 S9 $ N13 W19 $ E19 S4 E5 S4 D3 R3 E16 N45$.

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	684.00	SF	5.20	5.20	100	1996	1996	3	70	2,490	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 5,185

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		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