LOT 59
LOFTON CREEK PB 6/33-36

**DEANDA KATHERINE MADRIGAL**
83040 SAINT MARK DR
YULEE, FL 32097

**2025**

**38-2N-27-127C-0059-0000**

## 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 | 04 | ROOF TOP 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 |

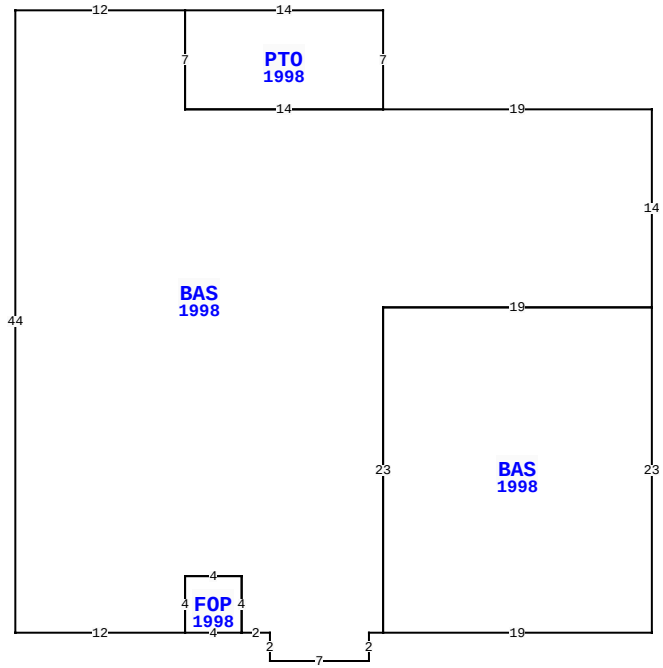
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4046.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 437 | 100 | 1998 | 437 | 44,457 |
| BAS | 1,310 | 100 | 1998 | 1,310 | 133,271 |
| FOP | 16 | 30 | 1998 | 5 | 509 |
| PTO | 98 | 5 | 1998 | 5 | 509 |
| TOTALS | 1,861 | | | 1,757 | 178,746 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,757 | 116.6000 | 116.60 | 204,866 | 1998 | 1998 | 0 | 0 | 0 | 12.75 | 87.25 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1747 HX Base Yr 2022




83040 ST MARK DR, 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 | | 178,746 |
| TOTAL MARKET OB/XF VALUE | | 3,739 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 237,485 |
| SOH/AGL Deduction | | 32,169 |
| ASSESSED VALUE | | 205,316 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 154,594 |
| TOTAL JUST VALUE | | 237,485 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 259,541 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18000634 | REPAIR/RRF | 9,239 | 01/19/2018 |
| E974252 | NEW CONSTR | 0 | 01/07/1998 |
| 974356 | NEW CONSTR | 53,000 | 10/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2373/1597 | 6/25/2020 | WD | Q | I | 01 | 195,000 |
| GRANTOR: MCGEE PATRICIA G | | | | | | |
| GRANTEE: DEANDA KATHERINE MA | | | | | | |
| 1239/1134 | 6/21/2004 | WD | Q | I | | 136,000 |
| GRANTOR: CHICK BENJAMIN L & AM | | | | | | |
| GRANTEE: MCGEE PATRICIA G | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W19 PTO=[YR=1998] N7 W14 S7 E14 $ W14 N7 W12 S44 E12 FOP=[YR=1998] E4 N4 W4 S4 $ N4 E4 S4 E2 S2 E7 N2 E1 BAS=[YR=1998] E19 N23 W19 S23 $ N23 E19 N14 $ .

## 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 | 100 | 0 | 0 | 788.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 3,739 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,739

| 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