LOT 62
IN OR 1978/1677
LOFTON CREEK PB 6/33-36

LONDON VERONICA
85014 ST THOMAS STREET
YULEE, FL 32097

2025

38-2N-27-127C-0062-0000

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

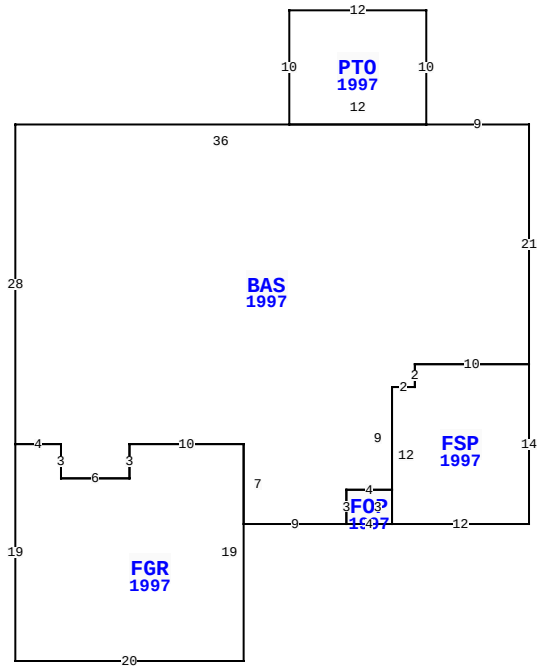
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,277	100	1997	1,277	135,484
FGR	362	55	1997	199	21,113
FOP	12	30	1997	4	424
FSP	164	40	1997	66	7,002
PTO	120	5	1997	6	637
TOTALS	1,935			1,552	164,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,552	122.2980	122.30	189,810	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2016 Heated Area: 1277 HX Base Yr 2016



85014 ST THOMAS ST, YULEE

BLD DATE	05/10/2022 NW	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		164,660
TOTAL MARKET OB/XF VALUE		5,956
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		225,616
SOH/AGL Deduction		92,880
ASSESSED VALUE		132,736
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,014
TOTAL JUST VALUE		225,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973864	NEW CONSTR	55,825	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/1677	5/06/2015	SW	U	I	12	124,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LONDON VERONICA						
1925/0963	7/02/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W9 PTO=[YR=1997] N10 W12 S10 E12 $ W36 S28 FGR=[YR=1997] S19 E20 N19 W10 S3 W6 N3 W4 $ E4 S3 E6 N3 E10 S7 E9 FOP=[YR=1997] E4 FSP=[YR=1997] E12 N14 W10 S2 W2 S12 $ N3 W4 S3 $ N3 E4 N9 E2 N2 E10 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,108.00	SF	4.00	4.00	100	1997	1997	3	72	3,191	

LAND DESCRIPTION

TOTAL OB/XF 5,956

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