LOT 64
LOFTON CREEK PB 6/33-36

DESHIELDS RANZO & ALFRETTA B
83024 ST MARK DR
YULEE, FL 32097

2025

38-2N-27-127C-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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

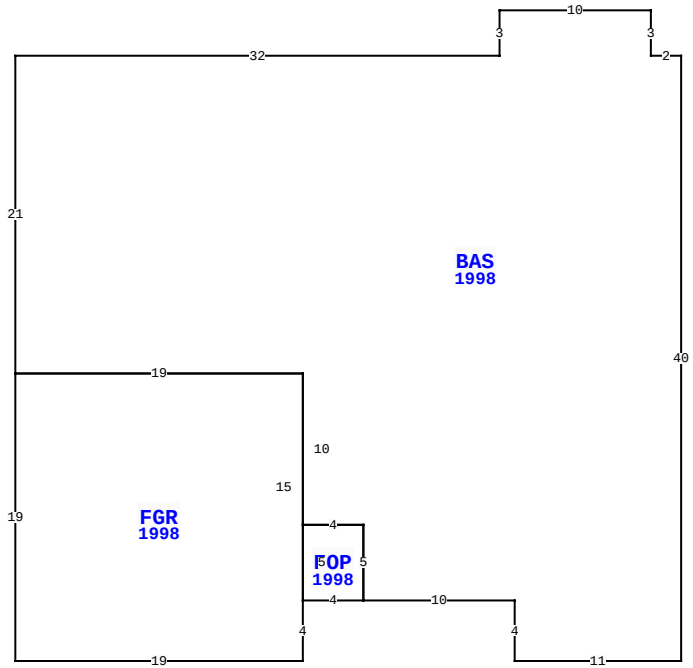
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,353	100	1998	1,353	148,766
FGR	361	55	1998	199	21,880
FOP	20	30	1998	6	660
TOTALS	1,734			1,558	171,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,558	125.6640	125.66	195,778	1998	1998	0	0	0	12.50	87.50

1 SINGLE FAM – 0% - 0 Heated Area: 1353 HX Base Yr



83041 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	171,306
TOTAL MARKET OB/XF VALUE	3,967
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	230,273
SOH/AGL Deduction	7,875
ASSESSED VALUE	222,398
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,398
TOTAL JUST VALUE	230,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M983083	H/AC	0	07/01/1998
B9804914	NEW CONSTR	81,114	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/424	7/21/2025	WD	Q	I	01	270,000
GRANTOR: CLOSS HOWARD J & ANN						
GRANTEE: DESHIELDS RANZO & A						
2103/1661	1/26/2017	SW	U	I	12	130,000
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: CLOSS HOWARD J & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W2 N3 W10 S3 W32 S21 FGR=[YR=1998] S19 E19 N4 FOP=[YR=1998] E4 N5 W4 S5 $ N15 W19 $ E19 S10 E4 S5 E10 S4 E11 N40 $.

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	836.00	SF	6.50	6.50	100	1998	1998	3	73	3,967	

LAND DESCRIPTION

TOTAL OB/XF 3,967

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	0		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