LOT 68
IN OR 1417/1843
LOFTON CREEK PB 6/33-36

JAROSKA DARIUSZ
1639 ORANGE AVE
FERNANDINA BEACH, FL 32034

2025

38-2N-27-127C-0068-0000

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

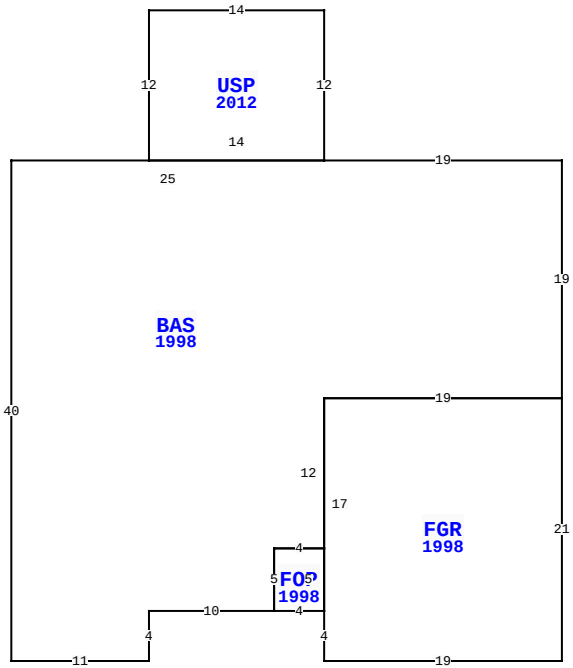
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,285	100	1998	1,285	137,119
FGR	399	55	1998	219	23,369
FOP	20	30	1998	6	640
USP	168	30	2012	50	5,335
TOTALS	1,872			1,560	166,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,560	122.2980	122.30	190,788	1998	1998	0	0	0	12.75	87.25

1 SINGLE FAM – 0% - 0 Heated Area: 1285 HX Base Yr



83105 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	166,463
TOTAL MARKET OB/XF VALUE	4,128
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	225,591
SOH/AGL Deduction	7,808
ASSESSED VALUE	217,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,783
TOTAL JUST VALUE	225,591
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P972428	NEW CONSTR	0	01/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1843	6/07/2006	WD	Q	I		177,000

GRANTOR: MASSEY SCOTT O & RACH
GRANTEE: JAROSKA DARIUSZ

1016/0392	10/26/2001	WD	Q	I		105,000

GRANTOR: HILL MARTHA L
GRANTEE: MASSEY SCOTT O & RA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W19 USP=[YR=2012] N12 W14 S12 E14 $ W25 S40 E11 N4 E10 FOP=[YR=1998] E4 FGR=[YR=1998] S4 E19 N21 W19 S17 $ N5 W4 S5 $ N5 E4 N12 E19 N19 $.

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	870.00	SF	6.50	6.50	100	1998	1998	3	73	4,128	

LAND DESCRIPTION

TOTAL OB/XF 4,128

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