LOT 69
LOFTON CREEK PB 6/33-36

CORDLE JOSHUA & MICHELLE JOINT REV TRUST
83121 ST MARK DRIVE
YULEE, FL 32097

2025

38-2N-27-127C-0069-0000

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

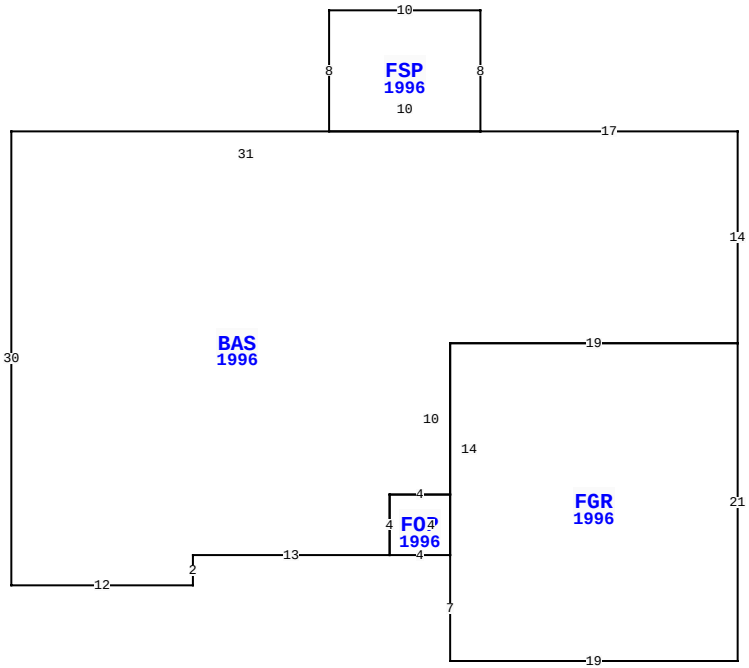
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	1996	1,086	118,939
FGR	399	55	1996	219	23,985
FOP	16	30	1996	5	548
FSP	80	40	1996	32	3,504
TOTALS	1,581			1,342	146,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,342	126.9840	126.98	170,407	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2007 Heated Area: 1086 HX Base Yr 2007



83121 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		146,976
TOTAL MARKET OB/XF VALUE		2,737
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		204,713
SOH/AGL Deduction		94,137
ASSESSED VALUE		110,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,854
TOTAL JUST VALUE		204,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905956	ADDITION	1,326	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1192	6/06/2024	QC	U	I	11	100
GRANTOR: CORDLE JOSHUA R						
GRANTEE: CORDLE JOSHUA & MIC						
1393/0133	3/02/2006	WD	Q	I		157,000
GRANTOR: DUKE ALANA C						
GRANTEE: CORDLE JOSHUA R & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W17 FSP=[YR=1996] N8 W10 S8 E10 $ W31 S30 E12 N2 E13 FOP=[YR=1996] E4 FGR=[YR=1996] S7 E19 N21 W19 S14 $ N4 W4 S4 $ N4 E4 N10 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	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	100	1996	1996	3	70	2,737	

LAND DESCRIPTION

TOTAL OB/XF 2,737

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