LOT 70
LOFTON CREEK PB 6/33-36

BRIDWELL ALEXANDER WESLEY
83137 SAINT MARK DRIVE
YULEE, FL 32097

2025

38-2N-27-127C-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

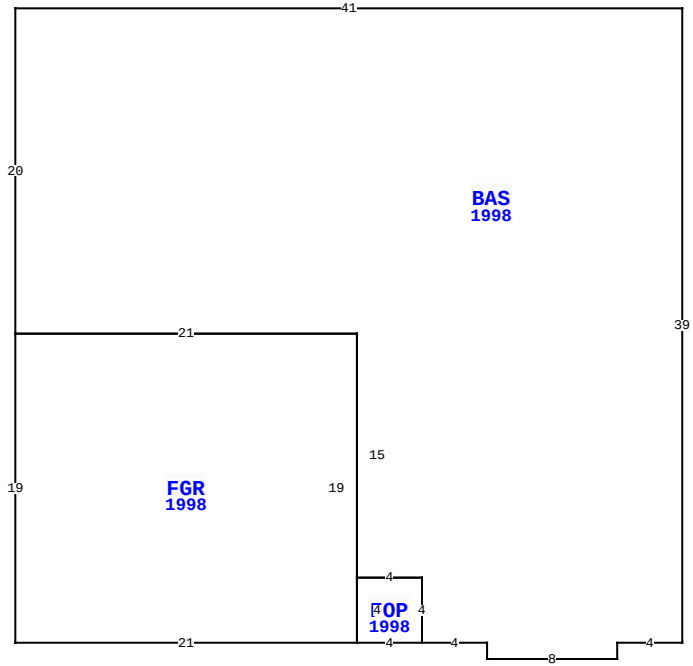
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,192	100	1998	1,192	134,444
FGR	399	55	1998	219	24,700
FOP	16	30	1998	5	564
TOTALS	1,607			1,416	159,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,416	129.2720	129.27	183,046	1998	1998	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2006 Heated Area: 1192 HX Base Yr 2006



83137 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		159,708
TOTAL MARKET OB/XF VALUE		3,948
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		218,656
SOH/AGL Deduction		102,509
ASSESSED VALUE		116,147
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,425
TOTAL JUST VALUE		218,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006062	SIDING	9,000	06/04/2021
B9804753	NEW CONSTR	75,612	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2780/1555	4/14/2025	WD	Q	I	01	255,000
GRANTOR: SCHREINER GARY S & DO						
GRANTEE: BRIDWELL ALEXANDER						
1259/0619	9/15/2004	WD	Q	I		130,000
GRANTOR: VEILLEUX MELISSA						
GRANTEE: SCHREINER GARY S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W41 S20 FGR=[YR=1998] S19 E21 FOP=[YR=1998] E4 N4 W4 S4 $ N19 W21 $ E21 S15 E4 S4 E4 S1 E8 N1 E4 N39 $.

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	832.00	SF	6.50	6.50	100	1998	1998	3	73	3,948	

LAND DESCRIPTION

TOTAL OB/XF 3,948

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 03/27/2025 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS