LOT 72
IN OR 1333/1828
LOFTON CREEK PB 6/33-36

CARTER CHRISTOPHER B
83163 ST MARK DRIVE
YULEE, FL 32097

2025

38-2N-27-127C-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

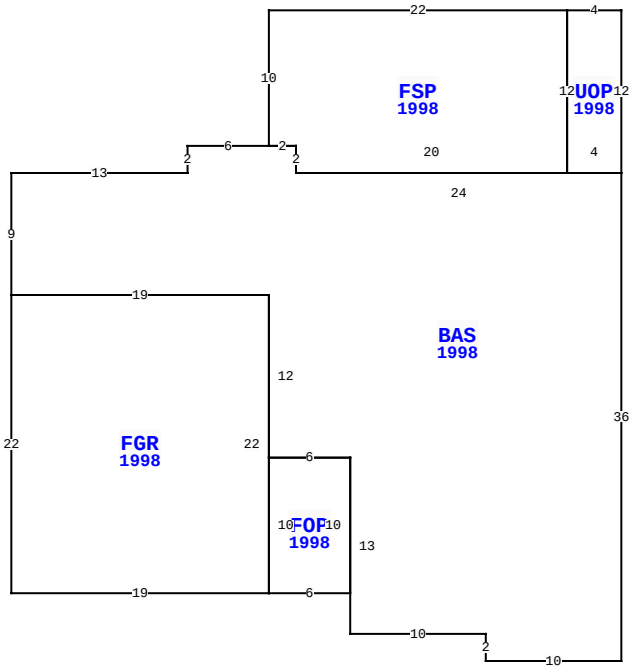
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,013	100	1998	1,013	113,547
FGR	418	55	1998	230	25,781
FOP	60	30	1998	18	2,017
FSP	260	40	1998	104	11,657
UOP	48	20	1998	10	1,121
TOTALS	1,799			1,375	154,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,375	128.4712	128.47	176,646	1998	1998	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2006 Heated Area: 1013 HX Base Yr 2006



83163 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		166,966
TOTAL MARKET OB/XF VALUE		3,758
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		225,724
SOH/AGL Deduction		98,120
ASSESSED VALUE		127,604
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,882
TOTAL JUST VALUE		225,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008959	ADDITION	16,923	06/10/2022
974337	NEW CONSTR	42,300	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/1828	7/18/2005	WD	Q	I		142,000
GRANTOR: ALLEN JONATHAN A & LU						
GRANTEE: CARTER CHRISTOPHER						
1333/1827	7/18/2005	WD	U	I	07	100
GRANTOR: POHL ALLEN W						
GRANTEE: ALLEN JONATHAN A &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1998] W4 FSP=[YR=1998] W22 S10 BAS=[YR=1998] W6 S2 W13 S9 FGR=[YR=1998] S22 E19 FOP=[YR=1998] E6 N10 W6 S10 $ N22 W19 $ E19 S12 E6 S13 E10 S2 E10 N36 W24 N2 W2 $ E2 S2 E20 N12 $ S12 E4 N12 $.

EXTRA FEATURES

L N	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	792.00	SF	6.50	6.50	100	1998	1998	3	73	3,758	

LAND DESCRIPTION

TOTAL OB/XF 3,758

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 11/09/2022 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

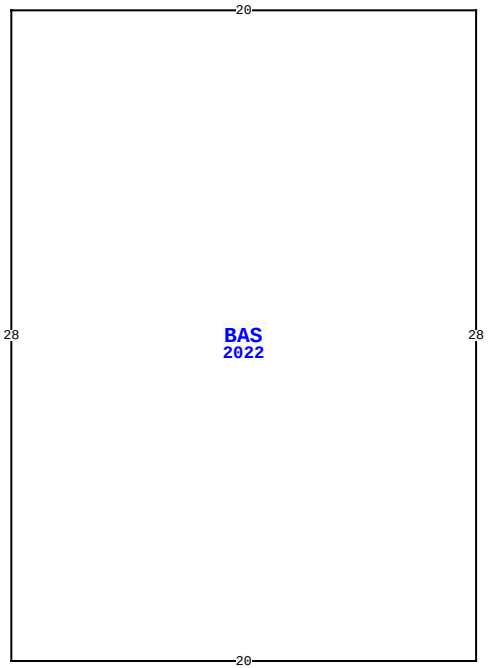
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	2022	560	12,842
TOTALS	560			560	12,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	560	63.2500	23.40	13,104	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2006 Heated Area: 560 HX Base Yr 2006



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GRANTOR: POHL ALLEN W						
GRANTEE: ALLEN JONATHAN A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S28 E20 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/09/2022 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS