LOT 74
IN OR 1449/1340
LOFTON CREEK PB 6/33-36

HANVEY ROMA V
1045 STARLING MILL ROAD
LYERLY, GA 30730-4065

2025

38-2N-27-127C-0074-0000

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

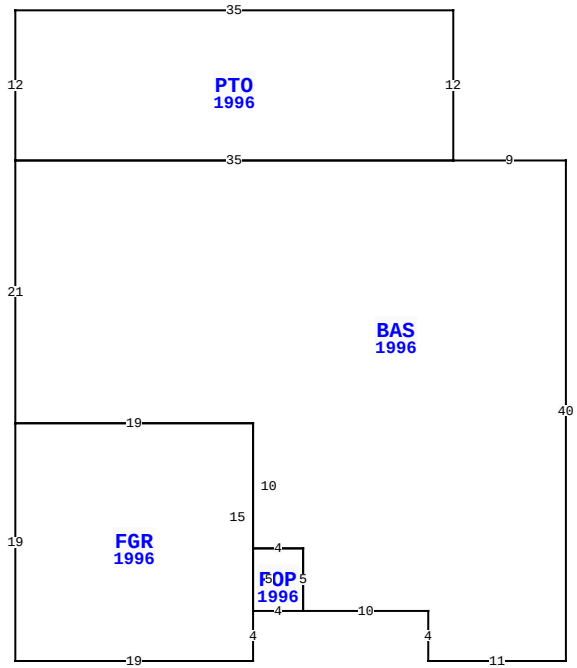
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100	1996	1,323	139,555
FGR	361	55	1996	199	20,992
FOP	20	30	1996	6	633
PTO	420	5	1996	21	2,215
TOTALS	2,124			1,549	163,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,549	122.2980	122.30	189,443	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 0% - 0 Heated Area: 1323 HX Base Yr



83195 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	163,395
TOTAL MARKET OB/XF VALUE	2,792
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	221,187
SOH/AGL Deduction	7,137
ASSESSED VALUE	214,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,050
TOTAL JUST VALUE	221,187
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963199	NEW CONSTR	68,500	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/1340	10/04/2006	WD	Q	I	06	75,500
GRANTOR: GODIN KATHERINE & MAR						
GRANTEE: HANVEY ROMA V						
1443/0386	9/08/2006	WD	Q	I	06	100
GRANTOR: GODIN KATHERINE & MAR						
GRANTEE: HANVEY ROMA V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W9 PTO=[YR=1996] N12 W35 S12 E35 $ W35 S21
FGR=[YR=1996] S19 E19 N4 FOP=[YR=1996] 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	0811	CONCRETE B	0	0	0	0	767.00	SF	5.20	5.20	100	1996	1996	3	70	2,792	

LAND DESCRIPTION

TOTAL OB/XF 2,792

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