LOT 84
IN OR 2123/1352
LOFTON OAKS @ YULEE HOME

SPIKES RICHARD A
85304 ST THOMAS ST
YULEE, FL 32097

2026

38-2N-27-1270-0084-0000

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		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

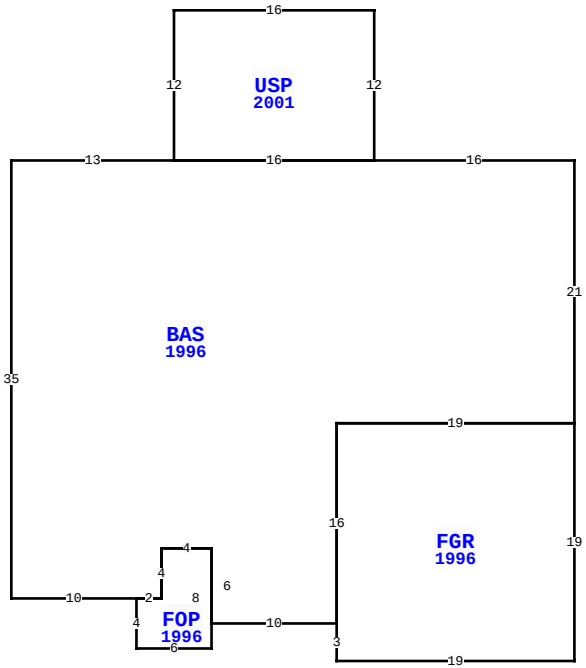
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,313	100	1996	1,313	139,273
FGR	361	55	1996	199	21,108
FOP	40	30	1996	12	1,273
USP	192	30	2001	58	6,153
TOTALS	1,906			1,582	167,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,582	117.8100	123.70	195,693	1996	1996	0	0	0	14.25	85.75

1 SINGLE FAM 0% - 0 Heated Area: 1313 HX Base Yr



BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/07/2026 MLU
INC DATE		AG DATE	

85304 ST THOMAS ST, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	167,807
TOTAL MARKET OB/XF VALUE	45,160
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	272,967
SOH/AGL Deduction	22,423
ASSESSED VALUE	250,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,544
TOTAL JUST VALUE	272,967
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962916	ADDITION	1,850	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2123/1352	5/30/2017	SW	Q	I	02	170,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SPIKES RICHARD A						
2084/0971	11/21/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W16 W16 W13 S35 E10 E2 N4 E4 S6 E10 N16 E19 N21 $
FGR=[YR=1996;ORIG=-19,37] S3 E19 N19 W19 S16 $
USP=[YR=2001;ORIG=-16,-12] W16 S12 E16 N12 $
FOP=[YR=1996;ORIG=-35,35] S4 E6 N8 W4 S4 W2 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1996	1996	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 45,160

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS