LOT 88
IN OR 968/406
LOFTON OAKS @ YULEE HOME

GRIFFITH DAVID S & KIMBERLY D
85242 ST THOMAS STREET
YULEE, FL 32097

2026

38-2N-27-1270-0088-0000

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	08	SHT VINYL 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	04	Quality Level 04

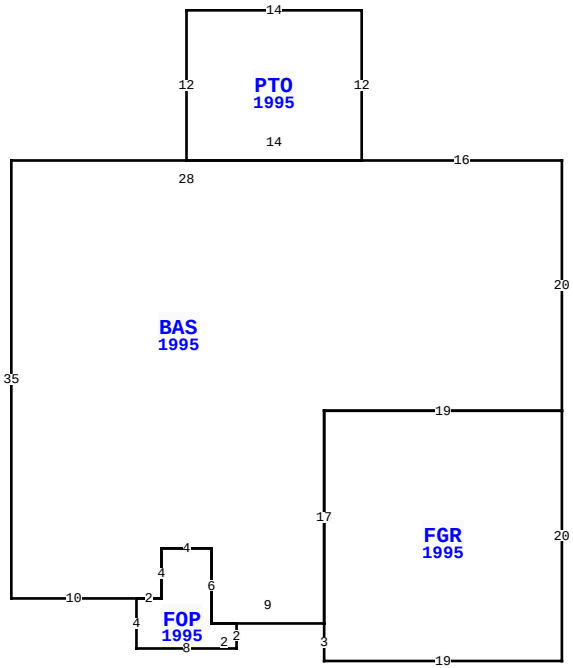
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,257	100	1995	1,257	131,356
FGR	380	55	1995	209	21,840
FOP	44	30	1995	13	1,359
PTO	168	5	1995	8	836
TOTALS	1,849			1,487	155,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,487	116.7390	122.58	182,276	1995	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 2002 Heated Area: 1257 HX Base Yr 2002



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

85242 ST THOMAS ST, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,390
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		217,980
SOH/AGL Deduction		98,960
ASSESSED VALUE		119,020
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,609
TOTAL JUST VALUE		217,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01981	NEW CONSTR	77,700	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0968/0406	1/25/2001	WD	Q	I		111,500
GRANTOR: HUDSON TAMI G						
GRANTEE: GRIFFITH DAVID S &						
0966/1770	1/17/2001	QC	Q	I	01	100
GRANTOR: HUDSON JAMES B						
GRANTEE: HUDSON TAMI G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W16 PTO=[YR=1995] N12 W14 S12 E14$ W28 S35 E10
FOP=[YR=1995] S4 E8 N2 W2 N6 W4 S4 W2$ E2 N4 E4 S6 E9
FGR=[YR=1995] S3 E19 N20 W19 S17$ N17 E19 N20$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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	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