LOT 2
IN OR 1929/1534
LOFTON CREEK PB 6/33-36

GIBSON STEVEN M
83295 ST MARK DRIVE
YULEE, FL 32097

**2026**

**38-2N-27-127C-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

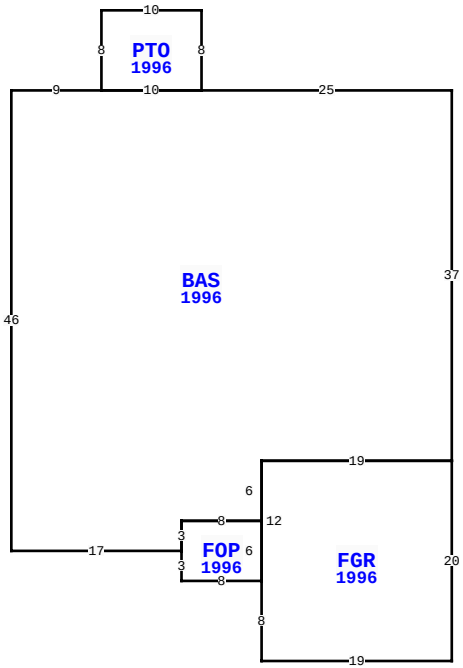
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,829 | 100 | 1996 | 1,829 | 184,770 |
| FGR | 380 | 55 | 1996 | 209 | 21,114 |
| FOP | 48 | 30 | 1996 | 14 | 1,414 |
| PTO | 80 | 5 | 1996 | 4 | 404 |
| TOTALS | 2,337 | | | 2,056 | 207,703 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,056 | 113.1900 | 118.85 | 244,356 | 1996 | 1996 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM 100% - 2015 Heated Area: 1829 HX Base Yr 2015




83295 ST MARK DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2026 MLU |
| INC DATE | | AG DATE | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 1243 | WD DECK F | 0 | 100 | 0 | 0 | 450.00 | SF | 8.00 | 8.00 | 100 | 2024 | 2019 | | 78 | 2,808 | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 207,703 |
| TOTAL MARKET OB/XF VALUE | | 2,808 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 270,511 |
| SOH/AGL Deduction | | 109,463 |
| ASSESSED VALUE | | 161,048 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 109,637 |
| TOTAL JUST VALUE | | 270,511 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 274,942 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230006442 | HARDI-SIDING/WIND | 54,808 | 05/18/2023 |
| 963292 | NEW CONSTR | 87,890 | 09/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1929/1534 | 7/25/2014 | WD | Q | I | 02 | 160,500 |
| GRANTOR: BAKER VICKI J | | | | | | |
| GRANTEE: GIBSON STEVEN M | | | | | | |
| 0939/1686 | 7/11/2000 | WD | Q | I | | 122,600 |
| GRANTOR: ARTMITAGE DIANE M | | | | | | |
| GRANTEE: BAKER VICKI J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W25 W10 W9 S46 E17 N3 E8 N6 E19 N37 $
FGR=[YR=1996;ORIG=-19,49] S8 E19 N20 W19 S12 $
PTO=[YR=1996;ORIG=-25,0] N8 W10 S8 E10 $
FOP=[YR=1996;ORIG=-27,46] S3 E8 N6 W8 S3 $
.

## LAND DESCRIPTION

TOTAL OB/XF 2,808

| 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 02/16/2024 BY KWX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS