LOT 14
LOFTON CREEK PB 6/33-36

BROWN ALDO R JR
84061 ST JAMES COURT
YULEE, FL 32097

2026

38-2N-27-127C-0014-0000

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	04	Quality Level 04

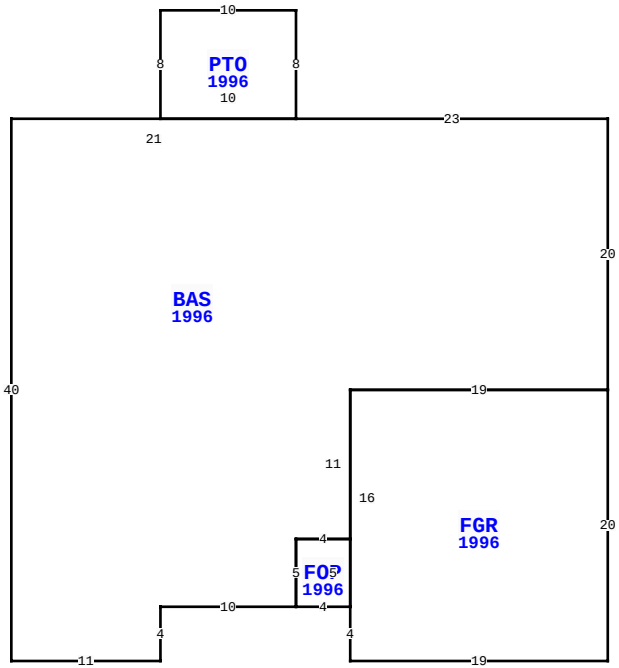
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100	1996	1,304	137,066
FGR	380	55	1996	209	21,968
FOP	20	30	1996	6	630
PTO	80	5	1996	4	420
TOTALS	1,784			1,523	160,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,523	116.7390	122.58	186,689	1996	1996	0	0	0	14.25	85.75

1 SINGLE FAM 100% - 2025 Heated Area: 1304 HX Base Yr



84061 ST JAMES CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		160,086
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		222,746
SOH/AGL Deduction		0
ASSESSED VALUE		222,746
TOTAL EXEMPTION VALUE	13	222,746
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		222,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962953	NEW CONSTR	68,500	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2848/378	1/26/2026	QC	U	I	11	100
GRANTOR: BROWN ELLA R & ALDO R						
GRANTEE: BROWN ALDO R JR						
2723/1945	7/02/2024	WD	U	I	11	100
GRANTOR: BROWN ELLA R						
GRANTEE: BROWN ELLA R & ALDO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W23 PTO=[YR=1996] N8 W10 S8 E10 $ W21 S40 E11 N4 E10 FOP=[YR=1996] E4 FGR=[YR=1996] S4 E19 N20 W19 S16 $ N5 W4 S5 $ N5 E4 N11 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	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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