LOT 16
IN OR 1371/1676
LOFTON CREEK PB 6/33-36

MAXWELL NEIL G & MARY A
84093 ST JAMES COURT
YULEE, FL 32097

2026

38-2N-27-127C-0016-0000

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

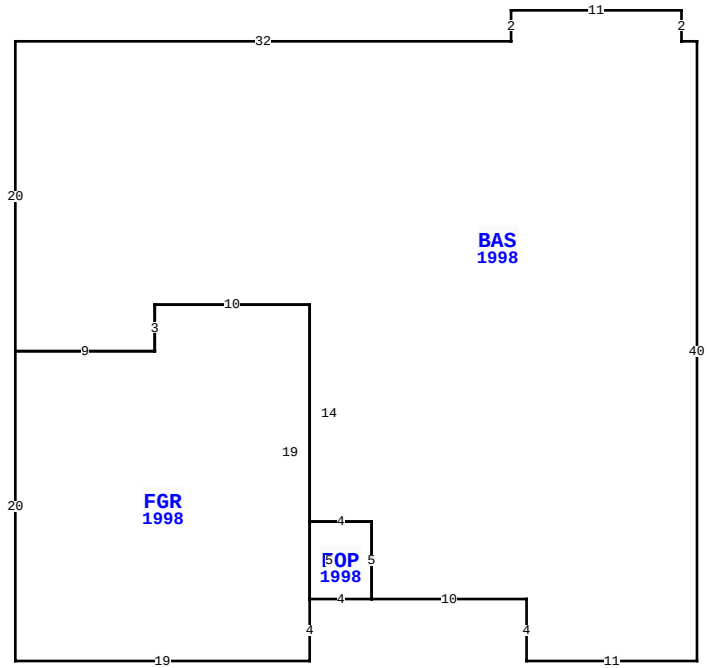
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1998	1,296	137,815
FGR	410	55	1998	226	24,032
FOP	20	30	1998	6	638
TOTALS	1,726			1,528	162,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,528	116.7390	122.58	187,302	1998	1998	0	0	0	13.25	86.75

1 SINGLE FAM 100% - 2006 Heated Area: 1296 HX Base Yr 2006



84093 ST JAMES CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		162,484
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		225,249
SOH/AGL Deduction		102,195
ASSESSED VALUE		123,054
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,643
TOTAL JUST VALUE		225,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M98 3369	H/AC	2,435	10/01/1998
P983008	NEW CONSTR	0	09/01/1998
R981202	REPAIR/RRF	0	08/01/1998
B9805282	NEW CONSTR	0	08/01/1998
E984724	TEMP POLE	5,500	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/1676	12/06/2005	WD	Q	I		170,000
GRANTOR: ROY THEDFORD A JR & C						
GRANTEE: MAXWELL NEIL G & MA						
0859/0043	12/14/1998	WD	Q	I		93,900
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: ROY THEDFORD A JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W1 N2 W11 S2 W32 S20 FGR=[YR=1998] S20 E19 N4 FOP=[YR=1998] E4 N5 W4 S5$ N19 W10 S3 W9$ E9 N3 E10 S14 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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