LOT 17
IN OR 787 PG 1944
LOFTON CREEK PB 6/33-36

OSBURN LARRY & MARY ALICE
84095 ST JAMES CT
YULEE, FL 32097

2026

38-2N-27-127C-0017-0000

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

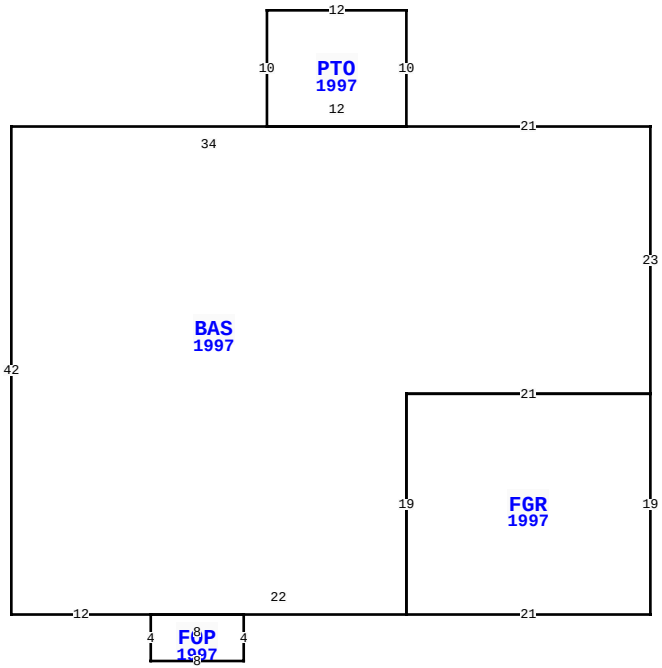
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	1997	1,911	186,993
FGR	399	55	1997	219	21,430
FOP	32	30	1997	10	979
PTO	120	5	1997	6	587
TOTALS	2,462			2,146	209,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	108.0450	113.45	243,464	1997	1997	0	0	0	13.75	86.25

1 SINGLE FAM 100% - 1998 Heated Area: 1911 HX Base Yr 1998



84095 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		209,988
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		272,683
SOH/AGL Deduction		125,013
ASSESSED VALUE		147,670
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,259
TOTAL JUST VALUE		272,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963460	NEW CONSTR	72,297	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0787/1944	3/20/1997	WD	Q	I		101,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: OSBURN LARRY & MARY						
0773/1552	10/11/1996	WD	U	V	19	18,500
GRANTOR: R E D LIMITED PARTNER						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W21 PTO=[YR=1997] N10 W12 S10 E12 $ W34 S42 E12 FOP=[YR=1997] S4 E8 N4 W8 $ E22 FGR=[YR=1997] E21 N19 W21 S19 $ N19 E21 N23 $.

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	1997	1997	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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