LOT 20
IN OR 1493/1942
LOFTON CREEK PB 6/33-36

MELENDEZ ELY
84060 ST JAMES COURT
YULEE, FL 32097

2026

38-2N-27-127C-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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

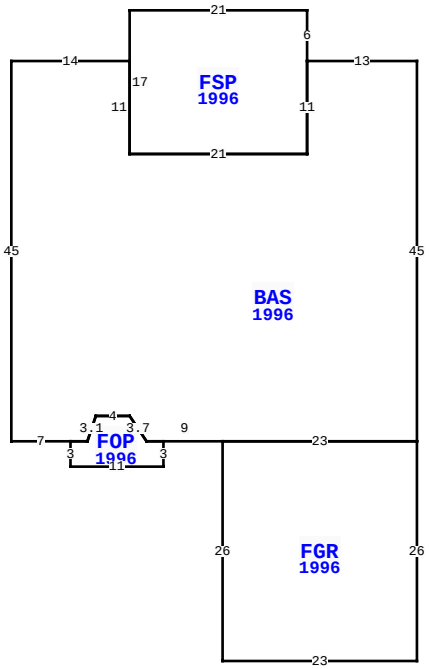
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,913	100	1996	1,913	174,676
FGR	598	55	1996	329	30,041
FOP	50	30	1996	15	1,369
FSP	357	40	1996	143	13,058
TOTALS	2,918			2,400	219,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,400	111.1320	116.69	280,056	1996	1996	0	0	0	21.75	78.25

1 SINGLE FAM 100% - 2009 Heated Area: 1913 HX Base Yr 2009



84060 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		219,144
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		279,144
SOH/AGL Deduction		123,460
ASSESSED VALUE		155,684
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,273
TOTAL JUST VALUE		279,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963196	NEW CONSTR	101,396	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/1942	4/20/2007	WD	Q	I		233,000
GRANTOR: BRUNZO JOHN E JR & CA						
GRANTEE: MELENDEZ ELY						
0780/0678	12/23/1996	WD	Q	I		132,800
GRANTOR: HALLMARK HOMES INC						
GRANTEE: BRUNZO JOHN E JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W13 FSP=[YR=1996] N6 W21 S17 E21 N11 $ S11 W21 N11 W14 S45 E7 FOP=[YR=1996] S3 E11 N3 W2 U3 L2 W4 D3 L1 W2$ E2 U3 R1 E4 D3 R2 E9 FGR=[YR=1996] S26 E23 N26 W23 $ E23 N45 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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