LOT 25
IN OR 860/1324
LOFTON CREEK PB 6/33-36

KEARSE PAUL H
85035 ST JOHN COURT
YULEE, FL 32097

2026

38-2N-27-127C-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

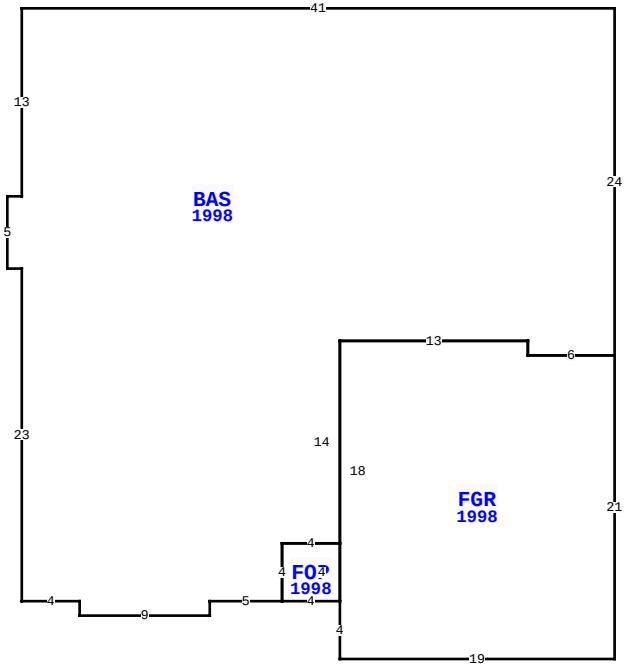
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,343	100	1998	1,343	142,812
FGR	412	55	1998	227	24,139
FOP	16	30	1998	5	532
TOTALS	1,771			1,575	167,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,575	116.7390	122.58	193,064	1998	1998	0	0	0	13.25	86.75

1 SINGLE FAM 100% - 1999 Heated Area: 1343 HX Base Yr 1999



85035 ST JOHN 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		167,483
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		227,483
SOH/AGL Deduction		102,517
ASSESSED VALUE		124,966
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,555
TOTAL JUST VALUE		227,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M983310	H/AC	2,200	10/01/1998
B985356	NEW CONSTR	83,508	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0860/1324	12/30/1998	WD	Q	I		84,400
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: KEARSE PAUL H						
0830/1778	4/23/1998	WD	U	V	09	35,000
GRANTOR: R E D LIMITED PARTNER						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W41 S13 W1 S5 E1 S23 E4 S1 E9 N1 E5
FOP=[YR=1998] E4 FGR=[YR=1998] S4 E19 N21 W6 N1 W13 S18$ N4 W4 S4$ N4 E4 N14 E13 S1 E6 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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