LOT 27
IN OR 1789/1017
LOFTON CREEK PB 6/33-36

CUMBERLAND RICHARD & JENNIFER A
85067 ST JOHN CT
YULEE, FL 32097

2026

38-2N-27-127C-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

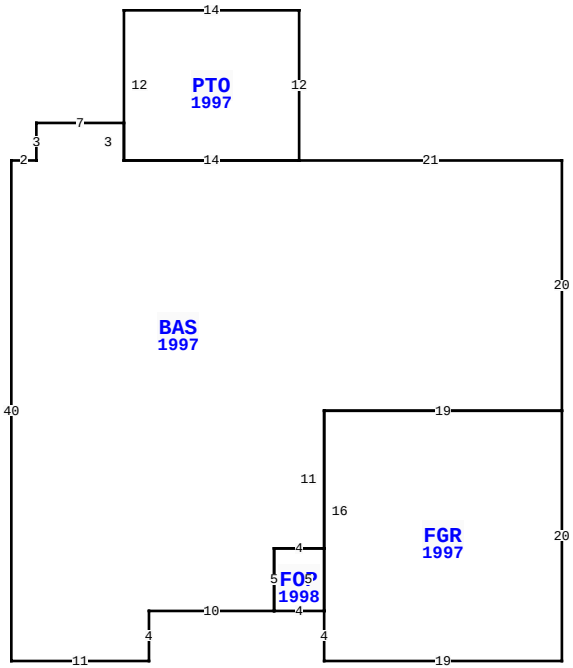
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,325	100	1997	1,325	140,086
FGR	380	55	1997	209	22,096
FOP	20	30	1998	6	634
PTO	168	5	1997	8	846
TOTALS	1,893			1,548	163,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,548	116.7390	122.58	189,754	1997	1997	0	0	0	13.75	86.25

1 SINGLE FAM 100% - 2016 Heated Area: 1325 HX Base Yr 2016



85067 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		163,663
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		223,663
SOH/AGL Deduction		89,203
ASSESSED VALUE		134,460
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,049
TOTAL JUST VALUE		223,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615148	ROOF	10,000	07/01/2016
963450	NEW CONSTR	68,500	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1789/1017	4/20/2012	WD	Q	I	02	99,000
GRANTOR: MERCADO GREGORY A & M						
GRANTEE: CUMBERLAND RICHARD						
1167/1436	9/03/2003	WD	Q	I		120,500
GRANTOR: DROUSCHE RICHARD D &						
GRANTEE: MERCADO GREGORY & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W21 PTO=[YR=1997] N12 W14 S12 E14 $ W14 N3 W7 S3 W2 S40 E11 N4 E10FOP=[YR=1998] E4 FGR=[YR=1997] S4 E19 N20 W19 S16 $ N5 W4 S5 $ N5 E4 N11 E19 N20 $.

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