LOT 28
LOFTON CREEK PB 6/33-36

MCCOY LINDA K & TIM
321 JOSH AND SCOTT WAY
FOLKSTON, GA 31537

2026

38-2N-27-127C-0028-0000

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

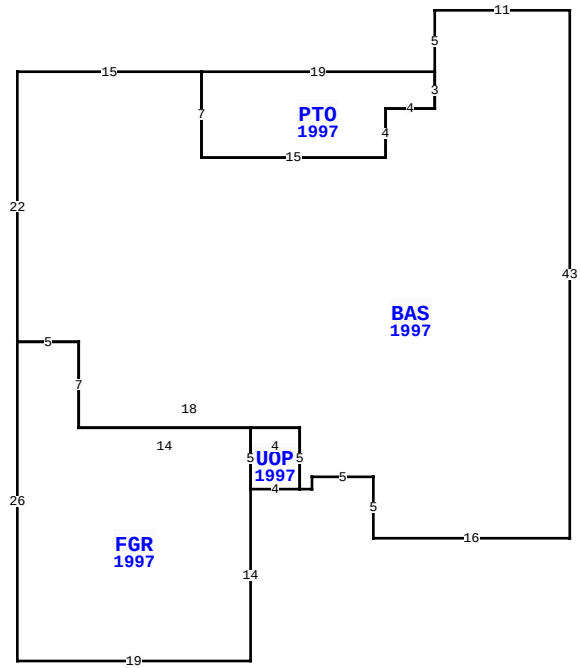
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100	1997	1,377	145,584
FGR	396	55	1997	218	23,048
PTO	117	5	1997	6	634
UOP	20	20	1997	4	423
TOTALS	1,910			1,605	169,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,605	116.7390	122.58	196,741	1997	1997	0	0	0	13.75	86.25

1 SINGLE FAM 0% - 0 Heated Area: 1377 HX Base Yr



85083 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	169,689
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	229,689
SOH/AGL Deduction	0
ASSESSED VALUE	229,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,689
TOTAL JUST VALUE	229,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973787	NEW CONSTR	0	06/01/1997
973926	NEW CONSTR	55,418	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2320/0383	11/19/2019	QC	U	I	11	100
GRANTOR: MCCOY LINDA K						
GRANTEE: MCCOY LINDA K & TIM						
2033/1345	3/14/2016	CT	U	I	18	95,400
GRANTOR: CLERK OF COURT						
GRANTEE: MCCOY LINDA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W11 S5 PTO=[YR=1997] W19 S7 E15 N4 E4 N3 $ S3 W4 S4 W15 N7 W15 S22 FGR=[YR=1997] S26 E19 N14 UOP=[YR=1997] E4 N5 W4 S5 $ N5 W14 N7 W5 $ E5 S7 E18 S5 E1 N1 E5 S5 E16 N43 $.

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	0	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