LOT 33
IN OR 1000/1763
LOFTON CREEK PB 6/33-36

AVILA ORLANDO J & JANEL M
1411 S 14TH ST STE I
FERNANDINA BEACH, FL 32034

**2026**

**38-2N-27-127C-0033-0000**

## 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 |

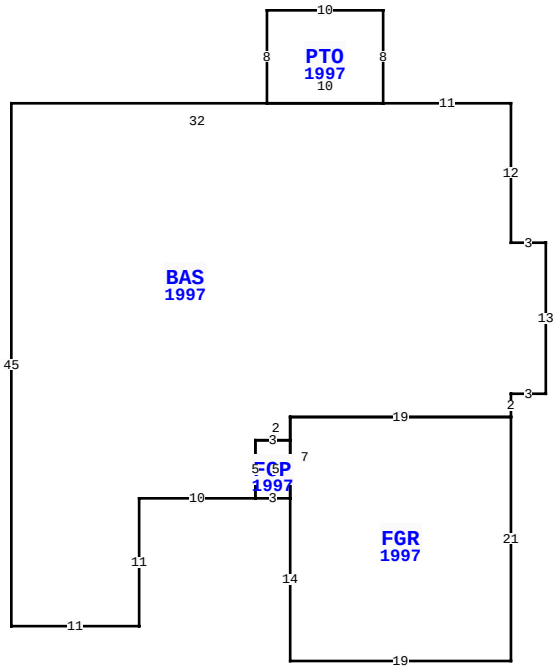
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,474 | 100 | 1997 | 1,474 | 151,377 |
| FGR | 399 | 55 | 1997 | 219 | 22,491 |
| FOP | 15 | 30 | 1997 | 4 | 411 |
| PTO | 80 | 5 | 1997 | 4 | 411 |
| TOTALS | 1,968 | | | 1,701 | 174,689 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,701 | 113.4000 | 119.07 | 202,538 | 1997 | 1997 | 0 | 0 | 0 | 13.75 | 86.25 |

1 SINGLE FAM 0% - 0 Heated Area: 1474 HX Base Yr




85159 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 | 174,689 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 234,689 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 234,689 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 234,689 |
| TOTAL JUST VALUE | 234,689 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 232,973 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 963431 | NEW CONSTR | 73,470 | 11/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1000/1763 | 8/02/2001 | WD | Q | I | | 113,500 |
| GRANTOR: MYERS ROBERT M & AMY | | | | | | |
| GRANTEE: AVILA ORLANDO & JAN | | | | | | |
| 0785/1254 | 2/25/1997 | WD | Q | I | | 91,700 |
| GRANTOR: ATLANTIC BUILDERS INC | | | | | | |
| GRANTEE: MYERS ROBERT & ANY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W3 N12 W11 PTO=[YR=1997] N8 W10 S8 E10 $ W32 S45 E11 N11 E10 FOP=[YR=1997] E3 FGR=[YR=1997] S14 E19 N21 W19 S7 $ N5 W3 S5 $ N5 E3 N2 E19 N2 E3 N13 $ .

## 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