LOT 34
WATER & SEWER ESMT PT 778/1830
LOFTON CREEK PB 6/33-36

SOUTHER SHONDA L
85148 SAINT JOHN CT
YULEE, FL 32097

2026

38-2N-27-127C-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

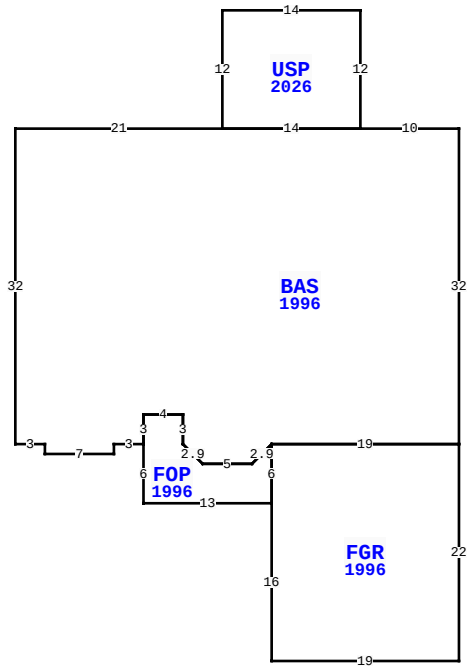
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,449	100	1996	1,449	150,594
FGR	418	55	1996	230	23,904
FOP	76	30	1996	23	2,390
USP	168	30	2026	50	5,197
TOTALS	2,111			1,752	182,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,752	116.4450	122.27	214,217	1996	1996	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2026 Heated Area: 1449 HX Base Yr 2026



85148 ST JOHN CT, YULEE

BLD DATE		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		182,084
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		244,744
SOH/AGL Deduction		0
ASSESSED VALUE		244,744
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,333
TOTAL JUST VALUE		244,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963097	NEW CONSTR	73,050	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2839/1352	12/23/2025	WD	Q	I	01	294,000
GRANTOR: BEVERLY LINDA L						
GRANTEE: SOUTHER SHONDA L						
2781/1349	7/23/2024	WD	U	I	11	100
GRANTOR: WINEMAN PHILIP A						
GRANTEE: BEVERLY LINDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W10 W14 W21 S32 E3 S1 E7 N1 E3 N3 E4 S3 D2R2 E5 U2R2 E19 N32 $
FGR=[YR=1996;ORIG=-19,38] S16 E19 N22 W19 S6 $
USP=[YR=2026;ORIG=-10,0] N12 W14 S12 E14 $
FOP=[YR=1996;ORIG=-32,32] S6 E13 N6 D2L2 W5 U2L2 N3 W4 S3 $
.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	000134	C	RES POND	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