

BRIDGES GULSEVIL & KENNETH P
85072 ST JOHN CT
YULEE, FL 32097

38-2N-27-127C-0039-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 10041002WOOD FRAME 1001.1.1000100NONE 10000Quality04Quality Level 04DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4046.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,80410019971,804178,203FGR45055199724824,498FOP56301997171,679FOP128301997383,754TOTALS2,4382,107208,134EXTRA FEATURES85072 ST JOHN CT, YULEE

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEBYBECONECONFNCTNORM% COND0100012,107109.0740114.53241,3151997199700013.7586.251 SINGLE FAM 100% - 2009Heated Area: 1804HX Base Yr 2009

The floor plan shows a main rectangular building footprint with several smaller attached sections. Dimensions are provided in feet along all edges. Key areas are labeled: BAS 1997 (main body), FOP 1997 (front porch), and FGR 1997 (rear garage). The total heated area is 1804 sq ft.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE208,134TOTAL MARKET OB/XF VALUE7,560TOTAL LAND VALUE - MARKET60,000TOTAL MARKET VALUE275,694SOH/AGL Deduction124,506ASSESSED VALUE151,188TOTAL EXEMPTION VALUEHX HB VX VP141,710BASE TAXABLE VALUE9,478TOTAL JUST VALUE275,694NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE274,765

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / I / RSN CD SALE PRICE1741/05706/02/2010WD U I I11100GRANTOR: SHELTON DENNIS P & ANGRANTEE: BRIDGES GULSEVIL &1396/07073/15/2006QC Q I I06100GRANTOR: SAVAGE JENNIFER GRANTEE: BRIDGES GULSEVIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 FOP=[YR=1997] W16 S8 E16 N8 \$ S8 W16 N8 W14 S41 E10 FOP=[YR=1997] S4 E8 N4 W1 N4 W6 S4 W1 \$ E1 N4 E6 S4 E9 FGR=[YR=1997] S26 E20 N19 W10 N7 W10 \$ E10 S7 E10 N48 \$.

LAND DESCRIPTION

L NUSE CODECLSBLD LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES1000003PUD0.000.001.00LT1.001.001.0060,000.0060,000.0060,000

REVIEW DATE04/30/2024BYKBA

Total Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 07/09/2026 BY SYS