LOT 42
LOFTON CREEK PB 6/33-36

HUTZLER CHARLES B
83120 ST MARK DR
YULEE, FL 32097

2026

38-2N-27-127C-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

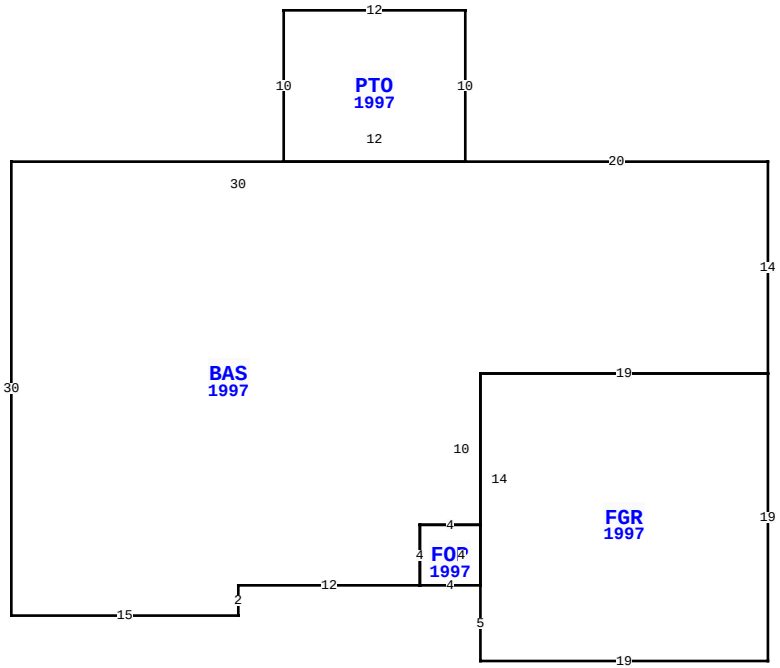
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,148	100	1997	1,148	126,016
FGR	361	55	1997	199	21,845
FOP	16	30	1997	5	549
PTO	120	5	1997	6	659
TOTALS	1,645			1,358	149,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,358	121.2120	127.27	172,833	1997	1997	0	0	0	13.75	86.25

1 SINGLE FAM 100% - 2022 Heated Area: 1148 HX Base Yr 2022



BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/07/2026 MLU
INC DATE		AG DATE	

83120 ST MARK DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		149,068
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		209,068
SOH/AGL Deduction		65,743
ASSESSED VALUE		143,325
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,914
TOTAL JUST VALUE		209,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963451	NEW CONSTR	61,900	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2509/0991	10/29/2021	WD	Q	I	01	215,900
GRANTOR: SMITH BRENDA H						
GRANTEE: HUTZLER CHARLES B						
1987/1202	6/17/2015	WD	Q	I	01	128,000
GRANTOR: CORDLE BRIAN						
GRANTEE: SMITH BRENDA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W20 PTO=[YR=1997] N10 W12 S10 E12 $ W30 S30 E15 N2 E12 FOP=[YR=1997] E4 FGR=[YR=1997] S5 E19 N19 W19 S14 $ N4 W4 S4 $ N4 E4 N10 E19 N14 $.

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