LOT 46
IN OR 1345/457
LOFTON CREEK PB 6/33-36

LUMPKIN THOMAS B & STEPHANIE L
86051 ST ANDREW COURT
YULEE, FL 32097

2026

38-2N-27-127C-0046-0000

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	11	CLAY TILE 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

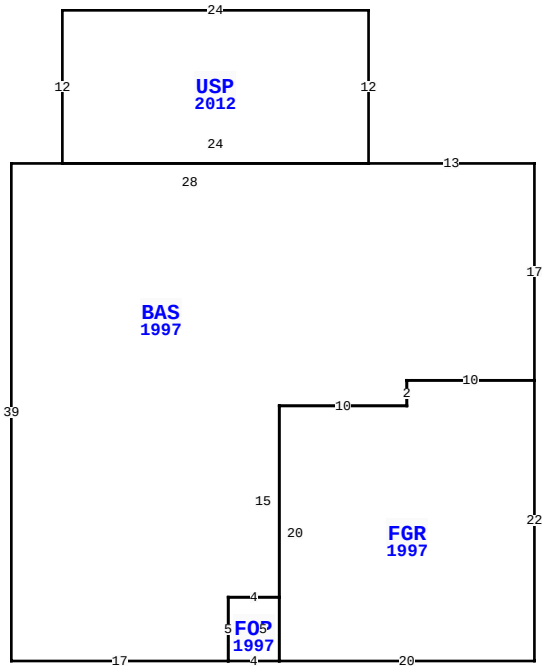
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,159	100	1997	1,159	136,471
FGR	420	55	1997	231	27,200
FOP	20	30	1997	6	706
USP	288	30	2012	86	10,127
TOTALS	1,887			1,482	174,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,482	130.0194	136.52	202,323	1997	1997	0	0	0	13.75	86.25

1 SINGLE FAM 100% - 1998 Heated Area: 1159 HX Base Yr 1998



86051 ST ANDREW 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		174,504
TOTAL MARKET OB/XF VALUE		4,330
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		238,834
SOH/AGL Deduction		89,895
ASSESSED VALUE		148,939
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,528
TOTAL JUST VALUE		238,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632745	12X26CPT	0	07/01/2016
E97317	CHNGE SRVC	0	07/01/1997
974055	NEW CONSTR	64,510	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/0457	8/26/2005	QC	Q	I	01	12,300
GRANTOR: LUMPKIN THOMAS B						
GRANTEE: LUMPKIN THOMAS B &						
0808/1185	10/02/1997	WD	Q	I		79,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: LUMPKIN THOMAS B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W13 USP=[YR=2012] N12 W24 S12 E24$ W28 S39 E17
FOP=[YR=1997] E4 FGR=[YR=1997] E20 N22 W10 S2 W10 S20$ N5 W4
S5 $ N5 E4 N15 E10 N2 E10 N17 $.

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
2	0351	CARPORT MT	0	100	24	22	528.00	SF	10.00	10.00	100	2024	2020		82	4,330	

LAND DESCRIPTION

TOTAL OB/XF 4,330

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	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 04/10/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS