LOT 49
WATER & SEWER ESMT PT 778/1830
LOFTON CREEK PB 6/33-36

GRIFFITH BRANDON
86099 ST ANDREW CT
YULEE, FL 32097

2026

38-2N-27-127C-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

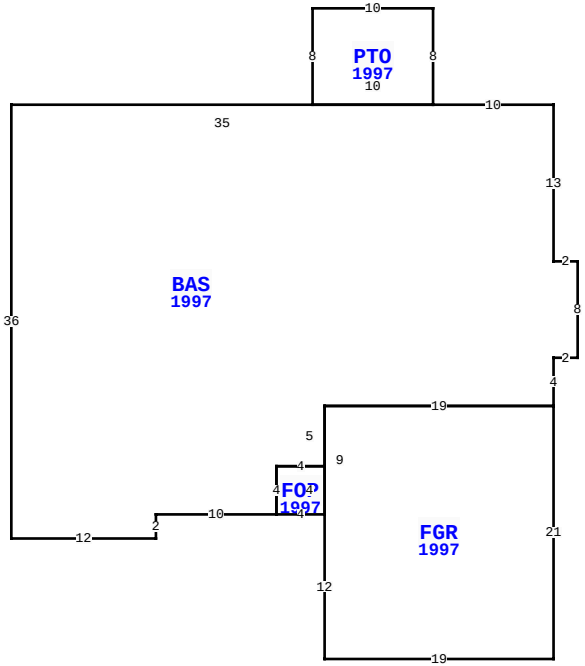
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,383	100	1997	1,383	146,218
FGR	399	55	1997	219	23,154
FOP	16	30	1997	5	529
PTO	80	5	1997	4	423
TOTALS	1,878			1,611	170,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,611	116.7390	122.58	197,476	1997	1997	0	0	0	13.75	86.25

1 SINGLE FAM 100% - 2021 Heated Area: 1383 HX Base Yr 2021



86099 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		170,323
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		230,323
SOH/AGL Deduction		55,780
ASSESSED VALUE		174,543
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,132
TOTAL JUST VALUE		230,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963428	NEW CONSTR	67,156	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2361/1265	5/15/2020	WD	Q	I	01	157,000
GRANTOR: FOWLER LARRY W & PATR						
GRANTEE: GRIFFITH BRANDON						
2093/0633	12/29/2016	WD	Q	I	01	125,000
GRANTOR: BELANGER CLARK B ET A						
GRANTEE: FOWLER LARRY W & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W2 N13 W10 PTO=[YR=1997] N8 W10 S8 E10 $ W35 S36 E12 N2 E10 FOP=[YR=1997] E4 FGR=[YR=1997] S12 E19 N21 W19 S9 $ N4 W4 S4 $ N4 E4 N5 E19 N4 E2 N8 $.

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