LOT 52
IN OR 773 PG 1321
LOFTON CREEK PB 6/33-36

SPROLE DAVID WAYNE
3492 INDIAN CREEK BLVD
ST JOHNS, FL 32259

2026

38-2N-27-127C-0052-0000

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

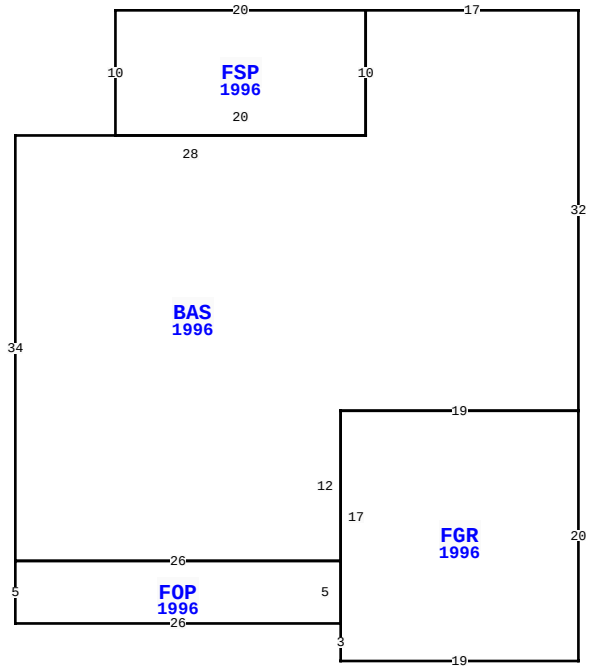
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1996	1,472	150,295
FGR	380	55	1996	209	21,340
FOP	130	30	1996	39	3,982
FSP	200	40	1996	80	8,169
TOTALS	2,182			1,800	183,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	113.4000	119.07	214,326	1996	1996	0	0	0	14.25	85.75

1 SINGLE FAM 0% - 2026 Heated Area: 1472 HX Base Yr



86120 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	183,785
TOTAL MARKET OB/XF VALUE	2,660
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	246,445
SOH/AGL Deduction	0
ASSESSED VALUE	246,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,445
TOTAL JUST VALUE	246,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962934	NEW CONSTR	78,870	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0773/1321	10/10/1996	WD	Q	I		105,200
GRANTOR: HALLMARK HOMES INC						
GRANTEE: SPROLE DAVID & SHEL						
0758/0235	4/26/1996	WD	U	V	19	19,500
GRANTOR: R E D LIMITED PARTNER						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W17 FSP=[YR=1996] W20 S10 E20 N10 $ S10 W28 S34 FOP=[YR=1996] S5 E26 FGR=[YR=1996] S3 E19 N20 W19 S17 $ N5 W26 $ E26 N12 E19 N32 $.

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	0	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	0	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