LOT 57
IN OR 1005/660
LOFTON CREEK PB 6/33-36

DUNTON JOSHUA MATTHEW
86048 ST ANDREW COURT
YULEE, FL 32097

2026

38-2N-27-127C-0057-0000

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

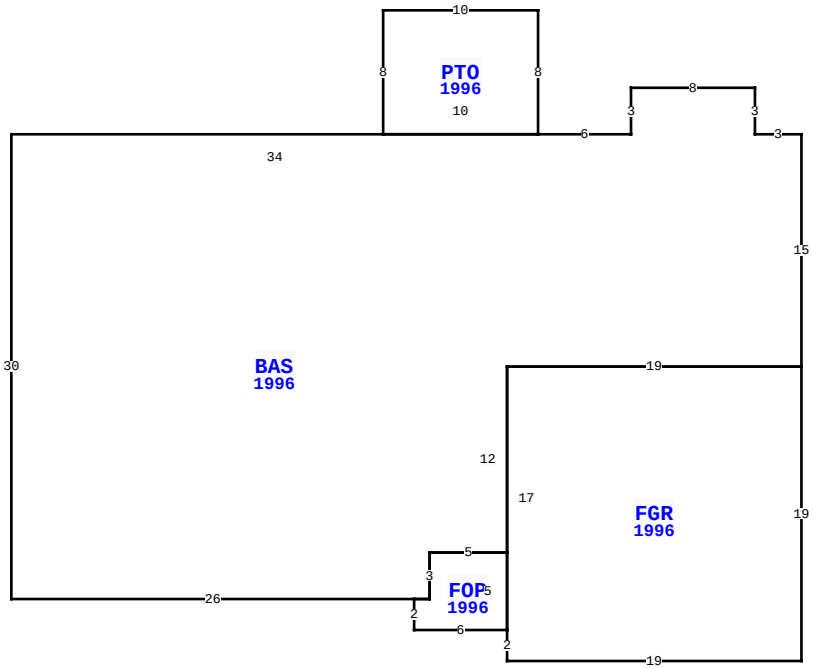
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100	1996	1,254	131,811
FGR	361	55	1996	199	20,917
FOP	27	30	1996	8	841
PTO	80	5	1996	4	420
TOTALS	1,722			1,465	153,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,465	116.7390	122.58	179,580	1996	1996	0	0	0	14.25	85.75

1 SINGLE FAM 100% - 2002 Heated Area: 1254 HX Base Yr 2002



86048 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		153,990
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		213,990
SOH/AGL Deduction		96,449
ASSESSED VALUE		117,541
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		66,130
TOTAL JUST VALUE		213,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
960299	NEW CONSTR	64,090	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1005/0660	8/28/2001	WD	Q	I		104,500
GRANTOR: BRANT DAVID ANDREW						
GRANTEE: DUNTON JOSHUA MATTH						
0769/1956	9/03/1996	WD	Q	I		77,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: BRANT DAVID ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W3 N3 W8 S3 W6 PTO=[YR=1996] N8 W10 S8 E10 $ W34 S30 E26 FOP=[YR=1996] S2 E6 FGR=[YR=1996] S2 E19 N19 W19 S17 $ N5 W5 S3 W1 $ E1 N3 E5 N12 E19 N15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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