LOT 58
IN OR 1731/387
LOFTON CREEK PB 6/33-36

HATTON DONALD E
83054 ST MARK DRIVE
YULEE, FL 32097

2026

38-2N-27-127C-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

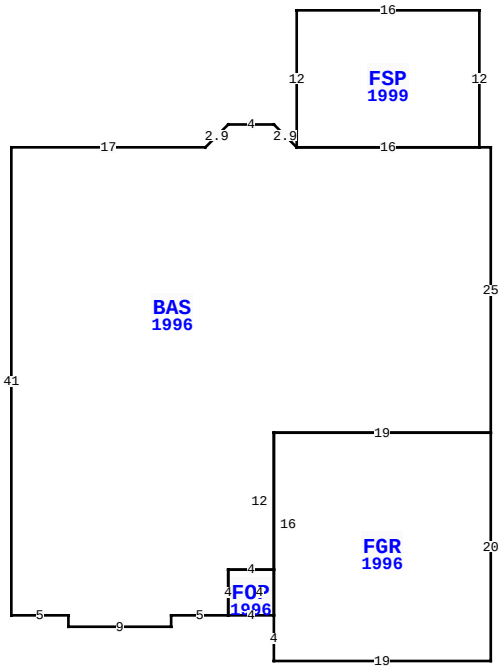
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,423	100	1996	1,423	145,292
FGR	380	55	1996	209	21,340
FOP	16	30	1996	5	510
FSP	192	40	1999	77	7,862
TOTALS	2,011			1,714	175,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,714	113.4000	119.07	204,086	1996	1996	0	0	0	14.25	85.75

1 SINGLE FAM 100% - 2015 Heated Area: 1423 HX Base Yr 2015



83054 ST MARK DR, 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		175,004
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		235,004
SOH/AGL Deduction		91,916
ASSESSED VALUE		143,088
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,677
TOTAL JUST VALUE		235,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906558	XFOB	2,400	11/01/1999
963295	NEW CONSTR	71,090	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1731/0387	3/28/2011	WD	Q	I	01	142,000
GRANTOR: COOK DANIEL T						
GRANTEE: HATTON DONALD E						
1151/0481	7/07/2003	WD	Q	I		126,500
GRANTOR: DOOLITTLE JOHN C & YV						
GRANTEE: COOK DANIEL T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W1 FSP=[YR=1999] N12 W16 S12 E16 $ W16 U2 L2 W4 D2 L2 W17 S41E5 S1 E9 N1 E5 FOP=[YR=1996] E4 FGR=[YR=1996] S4 E19 N20 W19 S16 $ N4 W4 S4 $ N4 E4 N12 E19 N25 $.

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