LOT 66
LOFTON CREEK PB 6/33-36

REEVES DAVID LEROY LIVING TRUST/REEVES DAVID LEROY
83075 ST MARK DRIVE
YULEE, FL 32097

2026

38-2N-27-127C-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

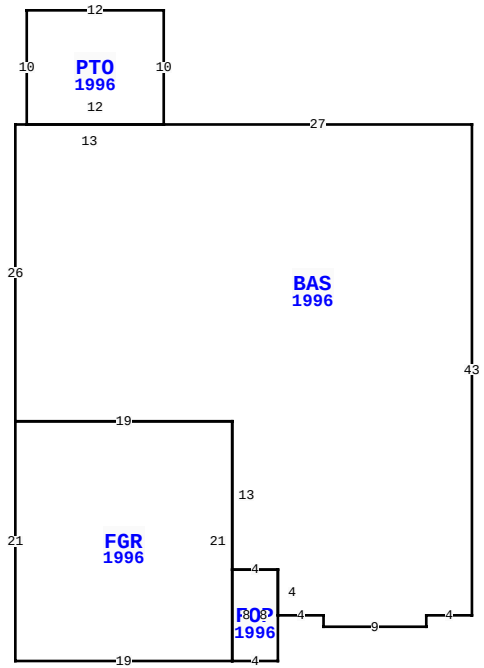
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,390	100	1996	1,390	146,106
FGR	399	55	1996	219	23,020
FOP	32	30	1996	10	1,051
PTO	120	5	1996	6	630
TOTALS	1,941			1,625	170,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,625	116.7390	122.58	199,192	1996	1996	0	0	0	14.25	85.75

1 SINGLE FAM 100% - 2024 Heated Area: 1390 HX Base Yr



83075 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		170,807
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		233,467
SOH/AGL Deduction		0
ASSESSED VALUE		233,467
TOTAL EXEMPTION VALUE	13	233,467
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		233,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13058	RE-ROOF	9,170	08/01/2012
963056	NEW CONSTR	75,540	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2672/384	10/03/2023	WD	U	I	11	100
GRANTOR: REEVES DAVID L						
GRANTEE: REEVES DAVID LEROY						
2508/0130	9/07/2021	QC	U	I	11	100
GRANTOR: REEVES DAVID L & ALEJ						
GRANTEE: REEVES DAVID LEROY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W27 PTO=[YR=1996] N10 W12 S10 E12 $ W13 S26 FGR=[YR=1996] S21 E19 FOP=[YR=1996] E4 N8 W4 S8 $ N21 W19 $ E19 S13 E4 S4 E4 S1 E9 N1 E4 N43 $.

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	100	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	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