

LOT 6
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

LUNT HEATHER LYNNE
84124 ST PAUL BLVD
YULEE, FL 32097

2023

38-2N-27-1270-0006-0000



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	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,303	100	1,303	132,004
FGR	418	55	230	23,300
FOP	16	30	5	507
PTO	120	5	6	608
TOTALS	1,857		1,544	156,419

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995
2	0811	CONCRETE B	0 100	0	0	764.00	SF	5.20	5.20	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,544	125.7762	113.51	175,259	1995	2000	0	0	0	10.75	89.25	

1 SINGLE FAM - 100% - 2021

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		156,419	
TOTAL MARKET OB/XF VALUE		5,625	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		212,044	
SOH/AGL Deduction		50,952	
ASSESSED VALUE		161,092	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		111,092	
TOTAL JUST VALUE		212,044	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		182,443	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003095	REPAIR/RRF	7,950	04/24/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2373/1366	7/02/2020	WD	Q	I	01
GRANTOR: INCE KATHERINE E					SALE PRICE 210,000
GRANTEE: LUNT HEATHER LYNNE					
2132/1058	7/10/2017	SW	Q	I	02
GRANTOR: FEDERAL HOME LOAN MOR					
GRANTEE: INCE KATHERINE E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W4 PTO=[YR=1995] N10 W12 S10 E12\$ W41 S35 E12 N2 E10 FOP=[YR=1995] E4 FGR=[YR=1995] S12 E19 N22 W19 S10\$ N4 W4 S4\$ N4 E4 N6 E19 N23\$.											