LOT 33
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

CLEMENTS TYLER J/PURVIS SAVANNAH T
86093 SANTA BARBARA STREET
YULEE, FL 32097

2023

38-2N-27-1270-0033-0000

BUILDING CHARACTERISTICS

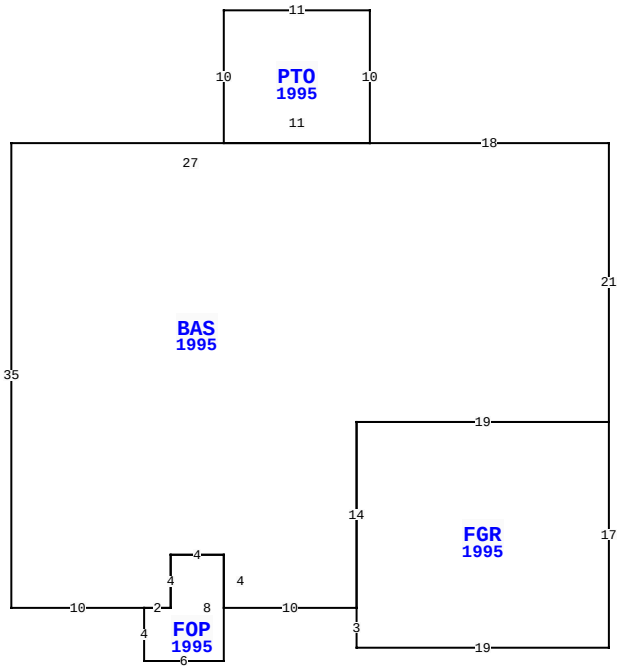
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,293	100	1,293	121,377
FGR	323	55	178	16,709
FOP	40	30	12	1,127
PTO	110	5	6	563
TOTALS	1,766		1,489	139,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,489	119.9000	108.21	161,125	1995	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2022 Heated Area: 1293 HX Base Yr 2022



86093 SANTA BARBARA ST, YULEE

BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		139,776
TOTAL MARKET OB/XF VALUE		6,427
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		196,203
SOH/AGL Deduction		22,194
ASSESSED VALUE		174,009
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,009
TOTAL JUST VALUE		196,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13119	RE-ROOF	4,000	09/03/2012
95-01649	NEW CONSTR	74,750	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/1764	12/30/2021	WD	U	I	30	222,000
GRANTOR: CLEMENTS KENNETH W &						
GRANTEE: CLEMENTS TYLER J &						
0729/0002	5/04/1995	WD	Q	I		74,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: CLEMENTS KENNETH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W18 PTO=[YR=1995] N10 W11 S10 E11$ W27 S35 E10
FOP=[YR=1995] S4 E6 N8 W4 S4 W2$ E2 N4 E4 S4 E10
FGR=[YR=1995] S3 E19 N17 W19 S14 $ N14 E19 N21$.

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	1995	1995	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	978.00	SF	5.20	5.20	100	1995	1995	3	72	3,662	

LAND DESCRIPTION

TOTAL OB/XF 6,427

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/17/2017 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS