LOT 39
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

**RANSOM GREGORY S & DOLLY C**
86004 CATHEDRAL LANE
YULEE, FL 32097

**2023**

**38-2N-27-1270-0039-0000**

## 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 | 05 | Quality Level 05 |

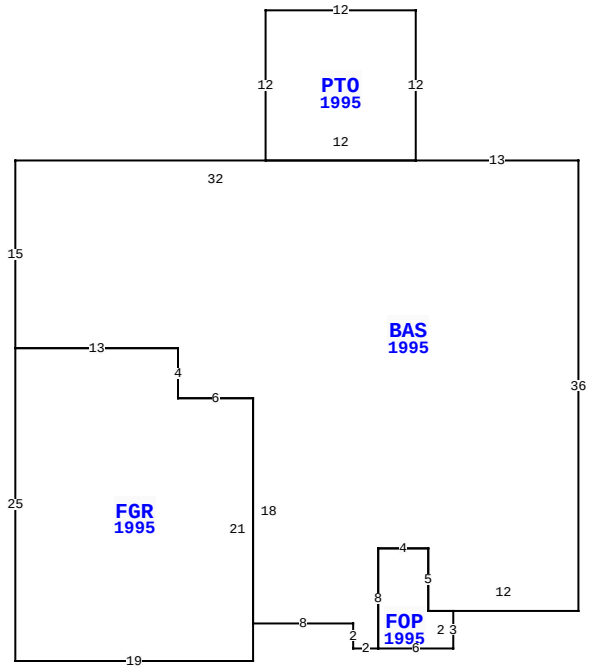
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4046.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,239 | 100 | 1,239 | 118,629 |
| FGR | 451 | 55 | 248 | 23,745 |
| FOP | 38 | 30 | 11 | 1,053 |
| PTO | 144 | 5 | 7 | 671 |
| TOTALS | 1,872 | | 1,505 | 144,098 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,505 | 122.2980 | 110.37 | 166,107 | 1995 | 1995 | 0 | 0 | 0 | 13.25 | 86.75 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1239 HX Base Yr 2020




86004 CATHEDRAL LN, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 144,098 |
| TOTAL MARKET OB/XF VALUE | | 5,442 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 199,540 |
| SOH/AGL Deduction | | 54,788 |
| ASSESSED VALUE | | 144,752 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 94,752 |
| TOTAL JUST VALUE | | 199,540 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 172,079 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 94 01564 | NEW CONSTR | 92,000 | 12/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2278/1895 | 5/31/2019 | WD | Q | I | 02 | 173,000 |
| GRANTOR: NORMAND ROBERT F JR & | | | | | | |
| GRANTEE: RANSOM GREGORY S & | | | | | | |
| 1923/1727 | 5/12/2014 | WD | U | I | 11 | 100 |
| GRANTOR: TARKINGTON AMANDA | | | | | | |
| GRANTEE: NORMAND ROBERT F JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W13 PTO=[YR=1995] N12 W12 S12 E12 $ W32 S15
FGR=[YR=1995] S25 E19 N21 W6 N4 W13 $ E13 S4 E6 S18 E8 S2 E2
FOP=[YR=1995] E6 N3 W2 N5 W4 S8 $ N8 E4 S5 E12 N36 $ .

## 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 | 715.00 | SF | 5.20 | 5.20 | 100 | 1995 | 1995 | 3 | 72 | 2,677 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,442

| 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