

LOT 41
IN OR 1210/1961
LOFTON OAKS @ YULEE HOME

CRIBBS PATRICIA RITCH
85118 TRINITY CIR
YULEE, FL 32097

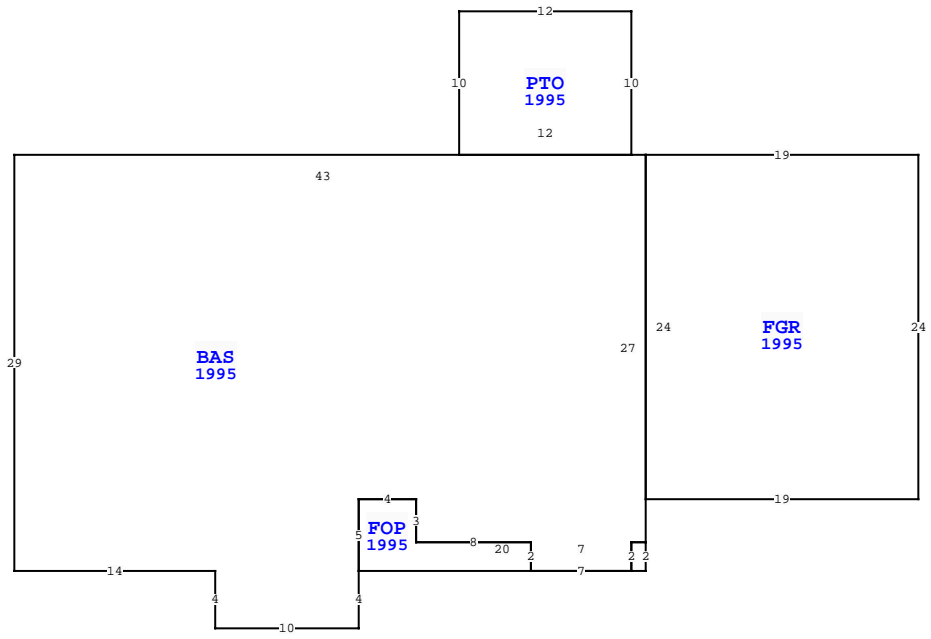
2023

38-2N-27-1270-0041-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,546	122.2980	110.37	170,632	1995	1995	0	0	0	13.25	86.75		
1 SINGLE FAM - 0% - 0 Heated Area: 1278 HX Base Yr														



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	1,278	100	1,278	122,363
FGR	456	55	251	24,032
FOP	38	30	11	1,053
PTO	120	5	6	574
TOTALS	1,892		1,546	148,023

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			148,023
TOTAL MARKET OB/XF VALUE			3,571
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			201,594
SOH/AGL Deduction			24,871
ASSESSED VALUE			176,723
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			176,723
TOTAL JUST VALUE			201,594
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			175,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216178	OTHER	0	10/01/2012
95-01703	NEW CONSTR	72,750	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/1961	2/27/2004	WD	Q	I		131,500
GRANTOR: REYNOLDS THIAM						
GRANTEE: CRIBBS PATRICIA RIT						
0729/1885	5/19/1995	WD	Q	I		72,800
GRANTOR: HALLMARK HOMES INC						
GRANTEE: REYNOLDS THIAM						

EXTRA FEATURES																
L N	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	0812	CONCRETE C	0	0	0	1,240.00	SF	4.00	4.00	100	1995	1995	3	72	3,571	

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=1995] W19 BAS=[YR=1995] W1 PTO=[YR=1995] N10 W12 S10 E12 \$ W43 S29 E14 S4 E10 N4 FOP=[YR=1995] E20 N2 W1 S2 W7 N2 W8 N3 W4 S5 \$ N5 E4 S3 E8 S2 E7 N2 E1 N27 \$ S24 E19 N24 \$.	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							