LOT 43
IN OR 1909/1927
LOFTON OAKS @ YULEE HOME

DAVIS ELMER
86031 CATHEDRAL LN
YULEE, FL 32097

2023

38-2N-27-1270-0043-0000

BUILDING CHARACTERISTICS

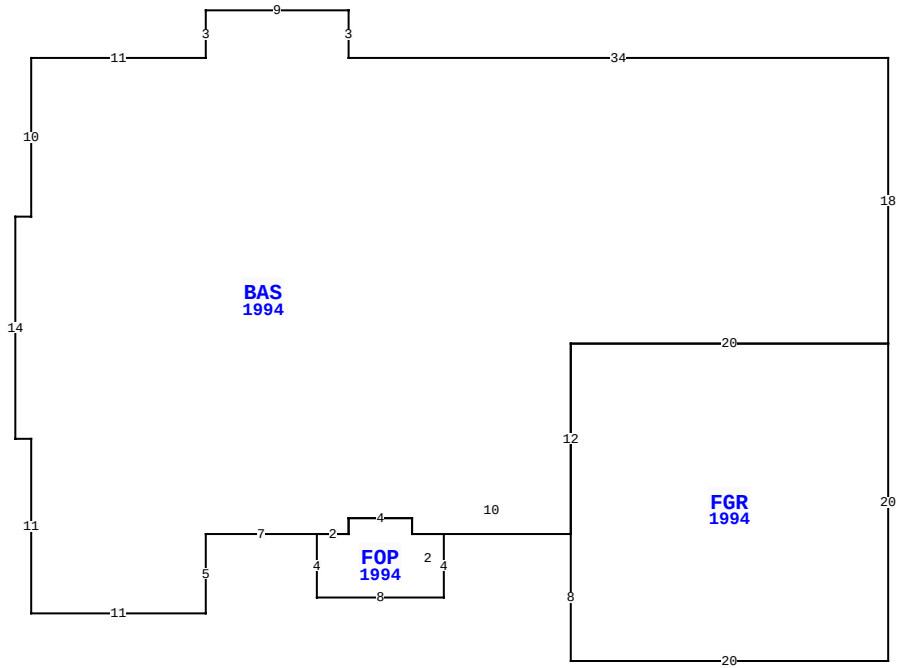
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,472	100	1,472	135,340
FGR	400	55	220	20,227
FOP	36	30	11	1,012
TOTALS	1,908		1,703	156,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	119.1300	107.51	183,090	1994	1994	0	0	0	14.48	85.52

1 SINGLE FAM – 100% - 2015 Heated Area: 1472 HX Base Yr 2015



86031 CATHEDRAL LN, 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		156,579
TOTAL MARKET OB/XF VALUE		5,876
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		212,455
SOH/AGL Deduction		83,804
ASSESSED VALUE		128,651
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		73,651
TOTAL JUST VALUE		212,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01380	NEW CONSTR	82,800	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1909/1927	3/28/2014	SW	Q	I	01	126,000
GRANTOR: FANNIE MAE						
GRANTEE: DAVIS ELMER						
1864/0056	6/24/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FANNIE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W34 N3 W9 S3 W11 S10 W1 S14 E1 S11 E11 N5 E7
FOP=[YR=1994] S4 E8 N4 W2 N1 W4 S1 W2$ E2 N1 E4 S1 E10
FGR=[YR=1994] S8 E20 N20 W20 S12$ N12 E20 N18$.

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	1994	1994	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	1,136.00	SF	4.00	4.00	100	1994	1994	3	70	3,181	

LAND DESCRIPTION

TOTAL OB/XF 5,876

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