LOT 44
IN OR 1903/1371
LOFTON OAKS @ YULEE HOME

WILLIAMSON MARILYN P
86011 CATHEDRAL LN
YULEE, FL 32097

2023

38-2N-27-1270-0044-0000

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 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

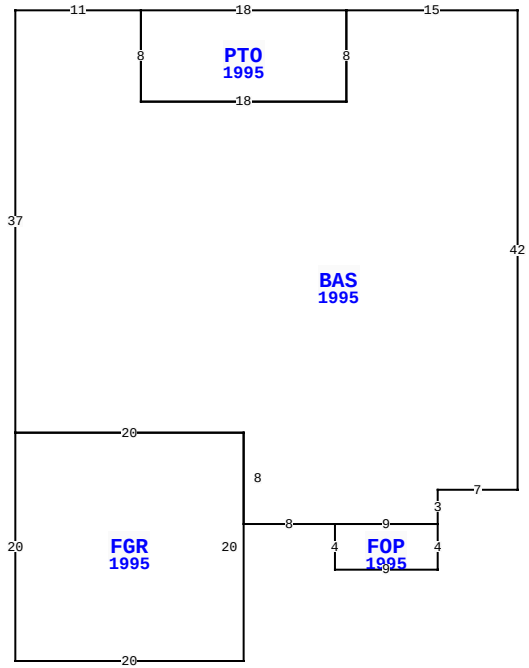
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,655	100	1,655	148,065
FGR	400	55	220	19,683
FOP	36	30	11	984
PTO	144	5	7	626
TOTALS	2,235		1,893	169,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	114.2680	103.13	195,225	1995	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2015 Heated Area: 1655 HX Base Yr 2015



86011 CATHEDRAL LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		169,358
TOTAL MARKET OB/XF VALUE		6,157
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		225,515
SOH/AGL Deduction		88,259
ASSESSED VALUE		137,256
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		82,256
TOTAL JUST VALUE		225,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01801	NEW CONSTR	86,300	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1903/1371	2/14/2014	SW	U	I	12	79,900
GRANTOR: FANNIE MAE						
GRANTEE: WILLIAMSON MARILYN						
1859/0357	5/31/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 PTO=[YR=1995] W18 S8 E18 N8$ S8 W18 N8 W11 S37 FGR=[YR=1995] S20 E20 N20 W20$ E20 S8 E8 FOP=[YR=1995] S4 E9 N4 W9$ E9 N3 E7 N42$.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1995	1995	3	20	804	
2	0811	CONCRETE B	0	100	0	0	721.00	SF	5.20	5.20	100	1995	1995	3	72	2,699	
3	1242	WD DECK A	0	100	0	0	103.00	SF	10.00	10.00	100	1997	1997	3	20	206	
4	0940	SHEDS/PORT	0	100	20	20	400.00	SF	27.00	27.00	100	1997	1997	3	20	2,160	
5	1242	WD DECK A	0	100	16	9	144.00	SF	10.00	10.00	100	1997	1997	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 6,157

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