LOT 49
IN OR 1185/698
LOFTON OAKS @ YULEE HOME

PINETTE AMANDA J &/REMINGTON SUSAN
1310 MALLARD DR W
CHAMBERSBURG, PA 17202

2023

38-2N-27-1270-0049-0000

BUILDING CHARACTERISTICS

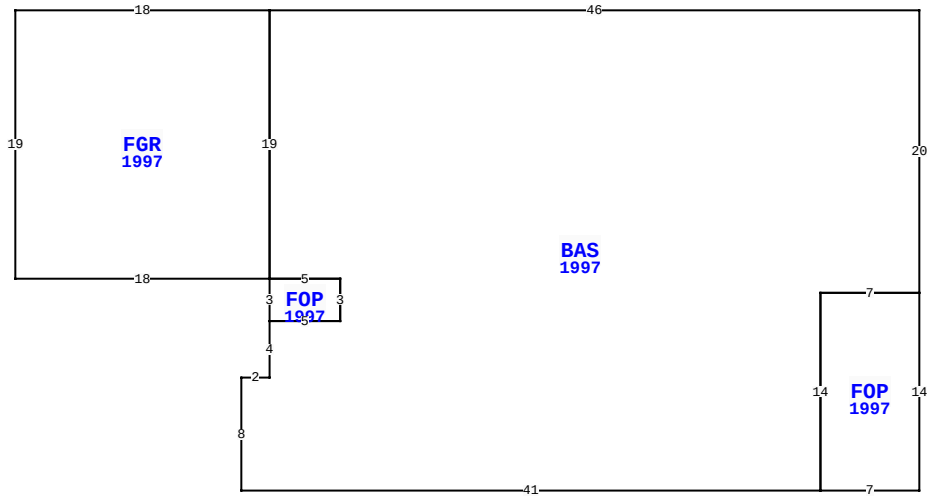
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,467	100	1,467	138,024
FGR	342	55	188	17,688
FOP	15	30	4	376
FOP	98	30	29	2,728
TOTALS	1,922		1,688	158,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,688	118.8000	107.22	180,987	1997	1997	0	0	0	12.25	87.75

1 SINGLE FAM – 0% - 0 Heated Area: 1467 HX Base Yr



84313 ST PAUL BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	158,816
TOTAL MARKET OB/XF VALUE	6,017
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	214,833
SOH/AGL Deduction	28,515
ASSESSED VALUE	186,318
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,318
TOTAL JUST VALUE	214,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963174	NEW CONSTR	71,650	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1185/0698	10/31/2003	WD	Q	I		128,000
GRANTOR: WEHNER ANNA & GARY BE						
GRANTEE: PINETTE AMANDA J &						
0817/0201	12/17/1997	WD	Q	I		91,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: WEHNER ANNA & GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W46 FGR=[YR=1997] W18 S19 E18 N19 $ S19
FOP=[YR=1997] S3 E5 N3 W5 $ E5 S3 W5 S4 W2 S8 E41
FOP=[YR=1997] E7 N14 W7 S14 $ N14 E7 N20 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0	0	0	0	816.00	SF	5.20	5.20	100	1997	1997	3	75	3,182	

LAND DESCRIPTION

TOTAL OB/XF 6,017

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/25/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS