

LOT 52
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

MUNGIN-WALTERS GAIL P L/E/
85311 SAINT THOMAS ST
YULEE, FL 32097

2023

38-2N-27-1270-0052-0000



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

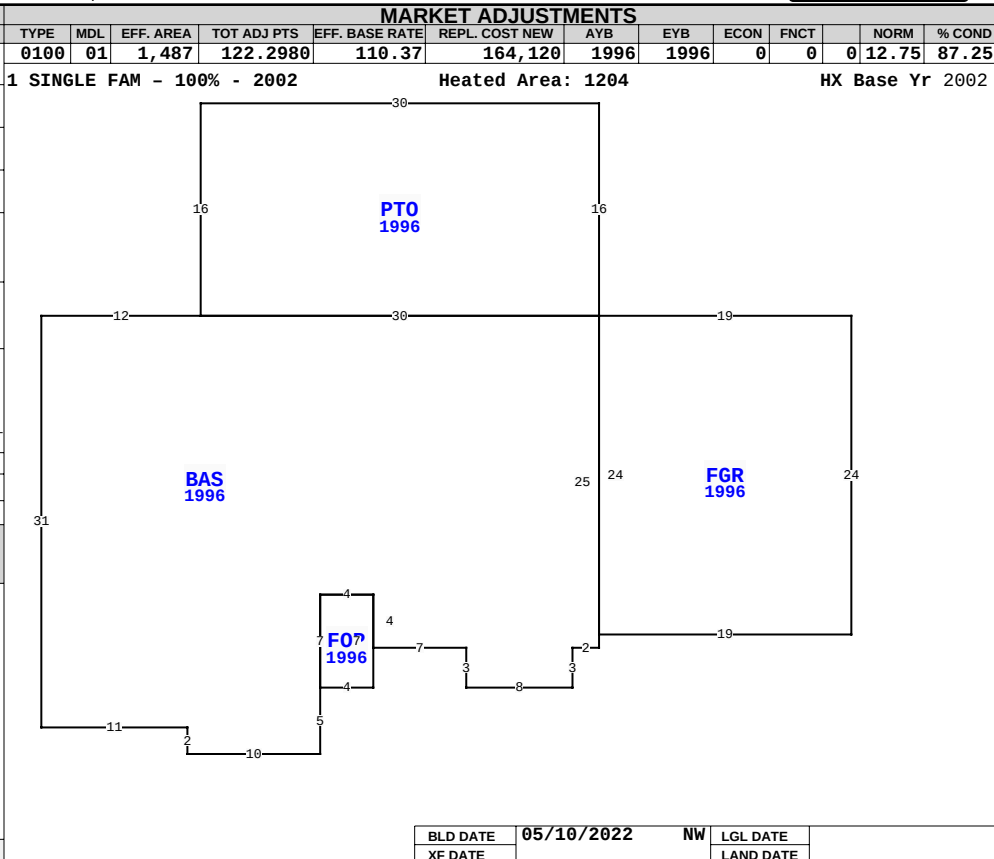
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	1,204	115,942
FGR	456	55	251	24,171
FOP	28	30	8	770
PTO	480	5	24	2,311
TOTALS	2,168		1,487	143,195

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	0811	CONCRETE B	0	100	0	0			5.20	100	1996	1996	3	73	3,322	

LAND DESCRIPTION			TOTAL OB/XF 3,322													
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
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

REVIEW DATE 11/22/2017 BY SBX



85311 ST THOMAS ST, 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		143,195	
TOTAL MARKET OB/XF VALUE		3,322	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		196,517	
SOH/AGL Deduction		87,051	
ASSESSED VALUE		109,466	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		59,466	
TOTAL JUST VALUE		196,517	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		171,326	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02379	NEW CONSTR	53,175	11/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2337/1777	2/07/2020	LE	U	I	11	100
GRANTOR: MUNGIN-WALTERS GAIL P						
GRANTEE: MUNGIN TANYA L						
1130/1417	4/21/2003	QC	U	I	01	100
GRANTOR: WALTERS GAIL P						
GRANTEE: MUNGIN-WALTERS GAIL						

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
FGR=[YR=1996] W19 PTO=[YR=1996] N16 W30 S16 BAS=[YR=1996] W12 S31 E11 S2 E10 N5 FOP=[YR=1996] E4 N7 W4 S7 \$ N7 E4 S4 E7 S3 E8 N3 E2 N25 W30 \$ E30 \$ S24 E19 N24 \$.

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS