LOT 54
IN OR 1831/1855
LOFTON OAKS @ YULEE HOME

REILLY GORDON R
85150 ST THOMAS ST
YULEE, FL 32097

2023

38-2N-27-1270-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

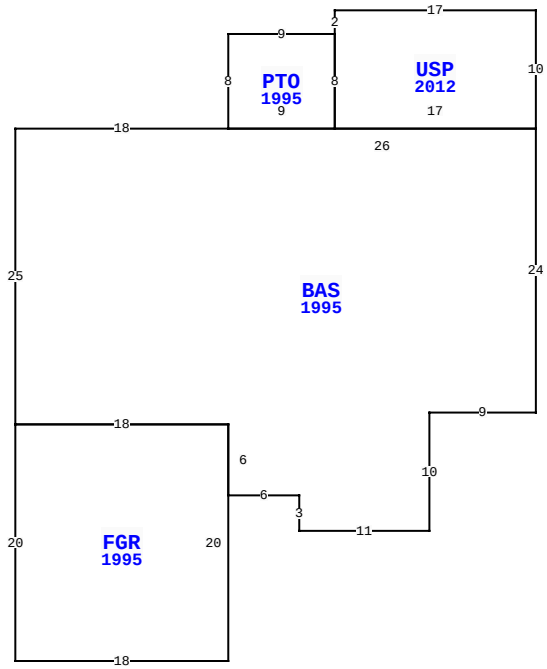
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,226	100	1,226	115,087
FGR	360	55	198	18,587
PTO	72	5	4	376
USP	170	30	51	4,788
TOTALS	1,828		1,479	138,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,479	119.9000	108.21	160,043	1995	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 0% - 0 Heated Area: 1226 HX Base Yr



86023 GRANT PL, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	138,837
TOTAL MARKET OB/XF VALUE	5,431
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	194,268
SOH/AGL Deduction	26,243
ASSESSED VALUE	168,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,025
TOTAL JUST VALUE	194,268
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01694	NEW CONSTR	74,781	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1831/1855	12/24/2012	TD	U	I	30	100
GRANTOR: REILLY GORDON R TRUST						
GRANTEE: REILLY GORDON R						
0887/0087	6/14/1999	WD	U	I	05	91,500
GRANTOR: INLAND MORTGAGE CORP						
GRANTEE: REILLY BENJAMIN & M						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2012] W17 S2 PTO=[YR=1995] W9 S8 BAS=[YR=1995] W18 S25 FGR=[YR=1995] S20 E18 N20 W18$ E18 S6 E6 S3 E11 N10E9 N24 W26$ E9 N8$ S8 E17 N10$.

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	1995	1995	3	79	2,765	
2	0811	CONCRETE B	0	0	0	0	712.00	SF	5.20	5.20	100	1995	1995	3	72	2,666	

LAND DESCRIPTION

TOTAL OB/XF 5,431

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 11/22/2017 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS