

LOT 55
IN OR 1177/1691
LOFTON OAKS @ YULEE HOME

GOODWIN RHODA I
86007 GRANT PLACE
YULEE, FL 32097

2023

38-2N-27-1270-0055-0000



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
BAS	1,184	100
FGR	406	55
FOP	40	30
TOTALS	1,630	1,419

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,419	126.9840	114.60	162,617	1996	1996	0	0	0	12.75	87.25
1 SINGLE FAM - 100% - 1997 Heated Area: 1184 HX Base Yr 1997												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,184	100	1,184	118,386								
FGR	406	55	223	22,298								
FOP	40	30	12	1,200								
TOTALS	1,630		1,419	141,883								

86007 GRANT PL, YULEE

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

TOTALS		1,630		1,419		141,883		86007 GRANT PL, YULEE					XF DATE		LAND DATE		
										INC DATE				AG DATE			
EXTRA FEATURES																	
L	OB/XF	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
N	CODE																
1	0811	CONCRETE B	0	100	0	0	732.00	SF	5.20	5.20	100	1996	1996	3	73	2,779	
2	0845	KOOL DECK	0	100	0	0	696.00	SF	7.25	7.25	100	1996	1996	3	73	3,684	
3	0861	POOL GUNIT	0	100	25	13	325.00	SF	85.00	85.00	100	1996	1996	3	20	5,525	
4	0910	SCRN RM L	0	100	8	16	128.00	SF	15.00	15.00	100	1998	1998	3	20	384	