LOT 59
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

BOWEN MICHAEL A & SUNG M
86026 GRANT PLACE
YULEE, FL 32097

2023

38-2N-27-1270-0059-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

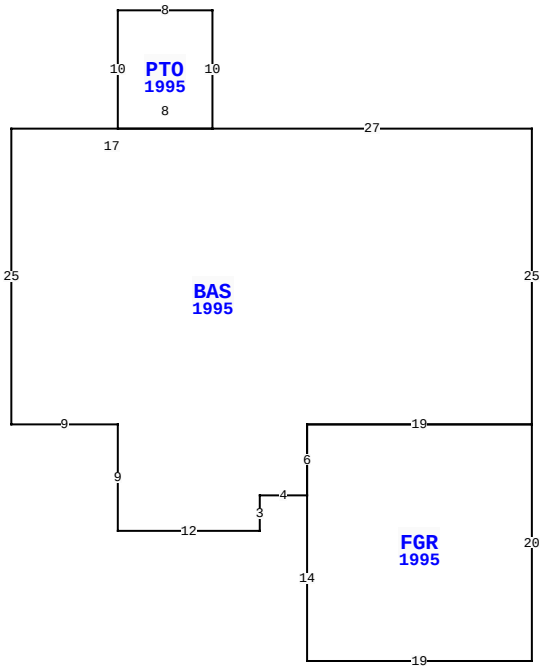
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	131,123
FGR	380	55	209	22,244
PTO	80	5	4	426
TOTALS	1,692		1,445	153,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,445	132.1320	119.25	172,316	1995	2000	0	0	0	10.75	89.25

1 SINGLE FAM - 0% - 0 Heated Area: 1232 HX Base Yr



86026 GRANT PL, 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	153,792
TOTAL MARKET OB/XF VALUE	5,446
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	209,238
SOH/AGL Deduction	11,065
ASSESSED VALUE	198,173
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,173
TOTAL JUST VALUE	209,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02322	NEW CONSTR	79,400	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/1381	4/28/2021	WD	Q	I	01	220,000
GRANTOR: HABLE THOMAS V & JEAN						
GRANTEE: BOWEN MICHAEL A & S						
2320/0463	11/18/2019	QC	U	I	11	100
GRANTOR: HABLE THOMAS V & JEAN						
GRANTEE: HABLEMABE ANNE M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W27 PTO=[YR=1995] N10 W8 S10 E8$ W17 S25 E9 S9 E12 N3 E4 FGR=[YR=1995] S14 E19 N20 W19 S6$ N6 E19 N25$.

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	0811	CONCRETE B	0	0	0	0	716.00	SF	5.20	5.20	100	1995	1995	3	72	2,681	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 5,446

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