

LOT 63
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

FLEMING WILLIAM B
86002 CHAZZ PL
FERNANDINA BEACH, FL 32034

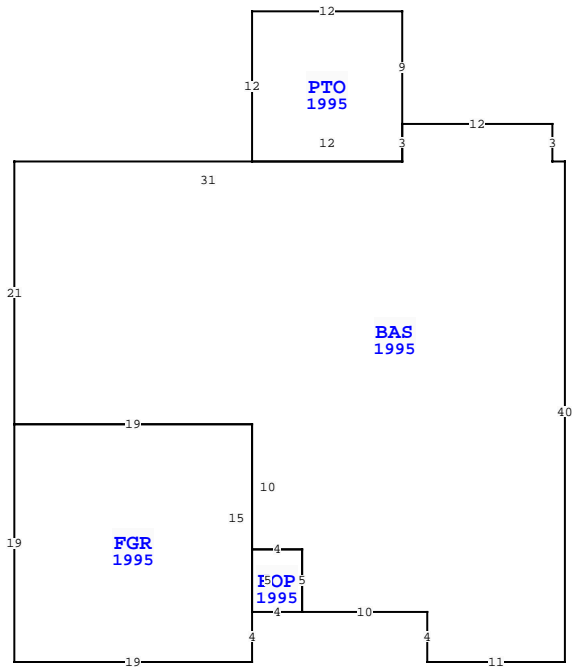
2023

38-2N-27-1270-0063-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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
BAS	1,359	100	1,359
FGR	361	55	199
FOP	20	30	6
PTO	144	5	7
TOTALS	1,884		1,571
			150,417

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,571	122.2980	110.37	173,391	1995	1995	0	0	13.25	86.75
1 SINGLE FAM - 100% - 2023										Heated Area: 1359	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			150,417
TOTAL MARKET OB/XF VALUE			5,285
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			205,702
SOH/AGL Deduction			0
ASSESSED VALUE			205,702
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			155,702
TOTAL JUST VALUE			205,702
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			177,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01829	NEW CONSTR	51,983	03/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/0167	1/18/2022	WD	U	I	30	110,000
GRANTOR: FLEMING ARTHUR L JR &						
GRANTEE: FLEMING WILLIAM B						
0736/0201	8/09/1995	WD	Q	I		81,500
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: FLEMING ARTHUR JR &						

EXTRA FEATURES																
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0811	CONCRETE B	0	100	0	673.00	SF	5.20	5.20	100	1995	1995	3	72	2,520	

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

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=1995] W1 N3 W12 PTO=[YR=1995] N9 W12 S12 E12 N3\$ S3
 W31 S21 FGR=[YR=1995] S19 E19 N4 FOP=[YR=1995] E4 N5 W4 S5\$
 N15 W19\$ E19 S10 E4 S5 E10 S4 E11 N40\$.

LAND DESCRIPTION		TOTAL OB/XF																						
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	50,000							