

LOT 57
IN OR 1005/660
LOFTON CREEK PB 6/33-36

DUNTON JOSHUA MATTHEW
86048 ST ANDREW COURT
YULEE, FL 32097

2023

38-2N-27-127C-0057-0000



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. 100
Units		0 100
Occupancy	00	NONE 100

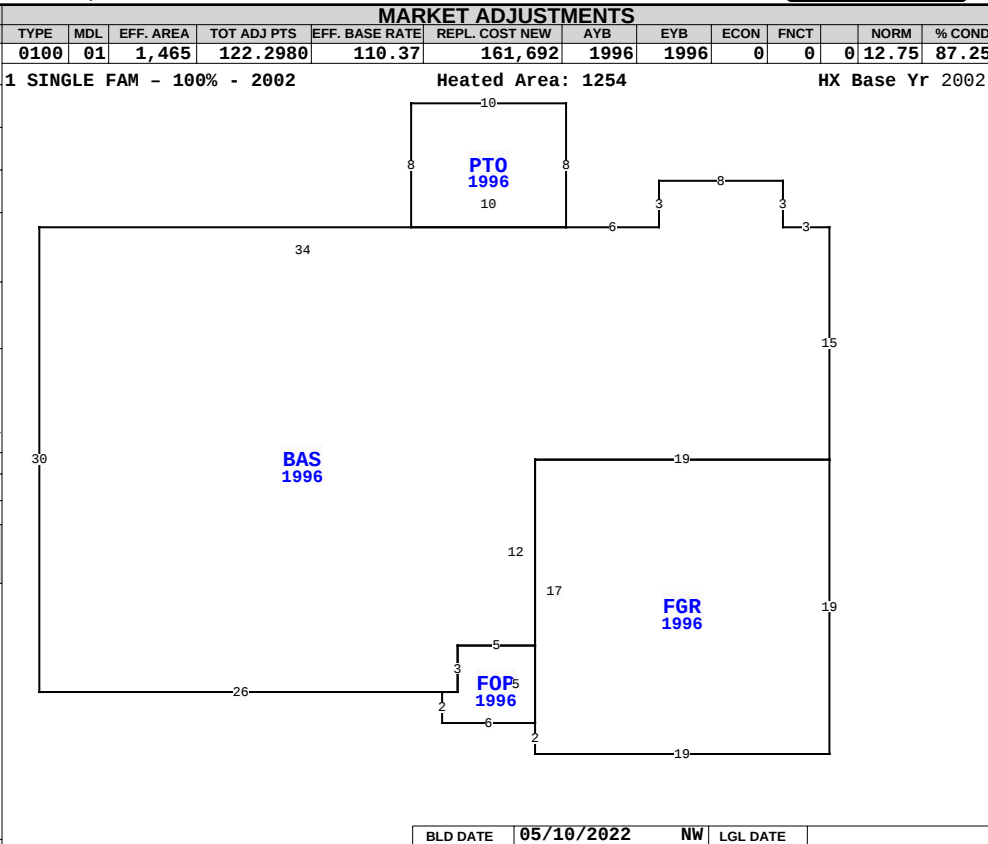
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100	1,254	120,757
FGR	361	55	199	19,164
FOP	27	30	8	770
PTO	80	5	4	385
TOTALS	1,722		1,465	141,076

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	0810	CONCRETE A	0 100	0	0	675.00	SF	6.50	6.50	100	1996	1996	3	73	3,203	

LAND DESCRIPTION			TOTAL OB/XF 3,203													
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00

REVIEW DATE 05/25/2018 BY SBX



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

TOTAL OB/XF 3,203																
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				141,076	
TOTAL MARKET OB/XF VALUE				3,203	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				194,279	
SOH/AGL Deduction				86,294	
ASSESSED VALUE				107,985	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				57,985	
TOTAL JUST VALUE				194,279	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				169,306	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
960299	NEW CONSTR	64,090	07/17/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1005/0660	8/28/2001	WD Q	Q	I		104,500
GRANTOR: BRANT DAVID ANDREW						
GRANTEE: DUNTON JOSHUA MATTH						
0769/1956	9/03/1996	WD Q	Q	I		77,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: BRANT DAVID ANDREW						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1996] W3 N3 W8 S3 W6 PTO=[YR=1996] N8 W10 S8 E10 \$ W34 S30 E26 FOP=[YR=1996] S2 E6 FGR=[YR=1996] S2 E19 N19 W19 S17 \$ N5 W5 S3 W1 \$ E1 N3 E5 N12 E19 N15 \$.																

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