LOT 22
IN OR 1326/647
1996 COUG DW/MH

WELLS JON M
86009 LOFTON CT
YULEE, FL 32097

2023

38-2N-27-1525-0022-0000

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 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
Quality	03	Quality Level 03

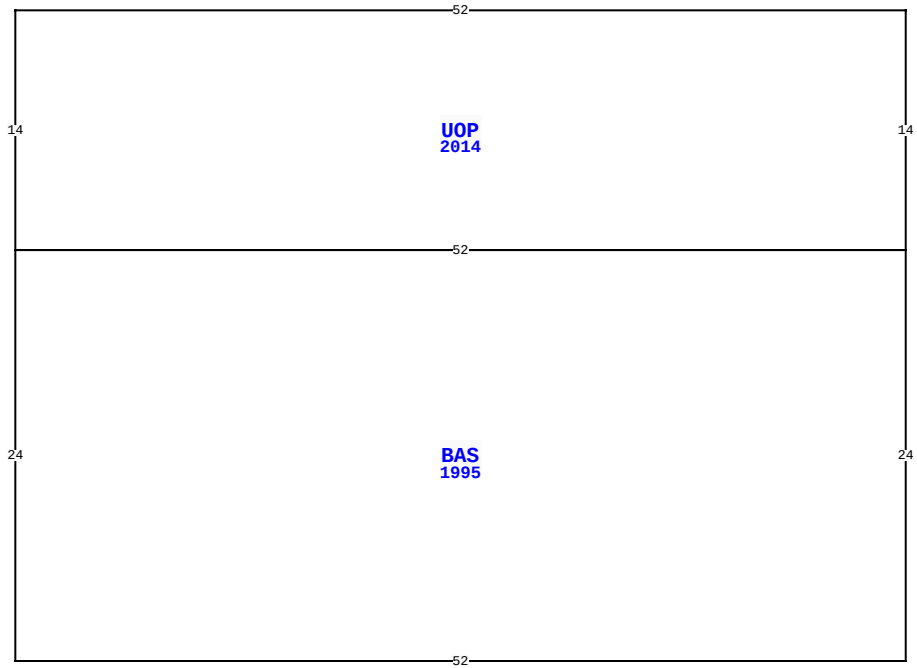
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	35,957
UOP	728	25	182	5,244
TOTALS	1,976		1,430	41,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,430	117.6000	82.32	117,718	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2007 Heated Area: 1248 HX Base Yr 2007



86009 LOFTON CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,977
TOTAL MARKET OB/XF VALUE		12,530
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		183,507
SOH/AGL Deduction		71,090
ASSESSED VALUE		112,417
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,417
TOTAL JUST VALUE		183,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902484	24X35SHED	50,190	03/12/2019
B1429025	720FOP	15,293	07/01/2014
951168	MH MOVE-ON	0	02/05/1996
941299	CHNGE SRVC	0	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1326/0647	6/16/2005	WD	Q	I		113,000
GRANTOR: MARTIN LARRY W						
GRANTEE: WELLS JON M						
0686/1263	8/16/1993	WD	Q	V		22,500
GRANTOR: LAWHON KARL ETAL						
GRANTEE: MARTIN LARRY W						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2014] N14 W52 S14 E52 $ BAS=[YR=1995] W52 S24 E52 N24$.

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
2	0830	FLAGSTONE	0	100	4	10	40.00	SF	12.00	12.00	100	1995	1995	3	72	346	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
4	1076	TRELLIS A	0	100	14	8	112.00	SF	7.50	7.50	100	1999	1999	3	25	210	
5	1076	TRELLIS A	0	100	15	3	45.00	SF	7.50	7.50	100	1999	1999	3	25	84	
6	0825	BRICK	0	100	0	0	246.00	SF	12.50	12.50	100	1999	1999	3	94	2,891	
7	0350	CARPORT WD	0	100	16	10	160.00	SF	13.00	13.00	100	2002	2002	3	21	437	
8	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2004	2004	3	24	864	
9	0940	SHEDS/PORT	0	100	0	0	168.00	SF	30.00	30.00	100	2004	2004	3	24	1,210	
10	1123	CB 8"	0	100	0	0	135.00	SF	6.15	6.15	100	2000	2000	3	80	664	
11	0811	CONCRETE B	0	100	114	6	684.00	SF	5.20	5.20	100	2004	2004	3	86	3,059	

TOTAL OB/XF 12,530

LAND DESCRIPTION

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	80,000.00	80,000.00	88,000							

REVIEW DATE 07/01/2019 BY TWMB Total Acres: 1.10 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS

LOT 22
IN OR 1326/647
1996 COUG DW/MH

WELLS JON M
86009 LOFTON CT
YULEE, FL 32097

2023

38-2N-27-1525-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

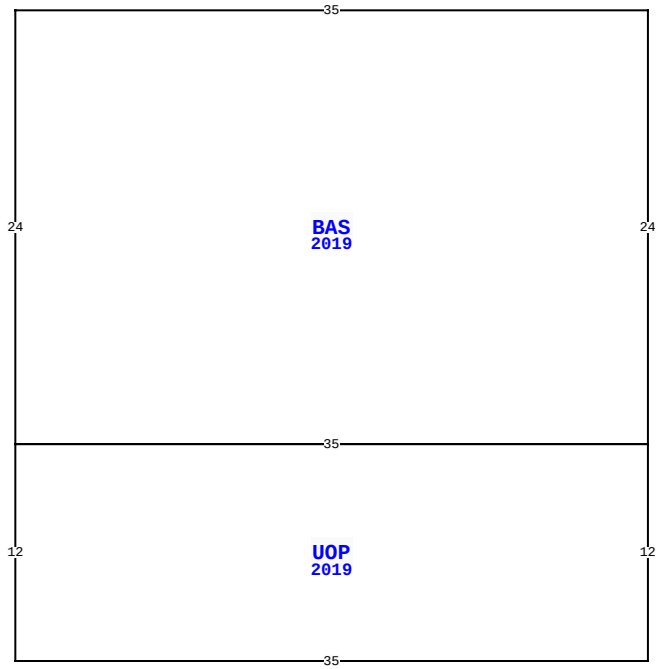
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	37,978
UOP	420	20	84	3,798
TOTALS	1,260		924	41,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	924	91.8000	45.90	42,412	2019	2019	0	0	0	1.50	98.50

2 ACCESORY U – 100% - 2007 Heated Area: 840 HX Base Yr 2007



86009 LOFTON CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,977
TOTAL MARKET OB/XF VALUE		12,530
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		183,507
SOH/AGL Deduction		71,090
ASSESSED VALUE		112,417
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,417
TOTAL JUST VALUE		183,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1326/0647	6/16/2005	WD	Q	I		113,000
GRANTOR: MARTIN LARRY W						
GRANTEE: WELLS JON M						
0686/1263	8/16/1993	WD	Q	V		22,500
GRANTOR: LAWHON KARL ETAL						
GRANTEE: MARTIN LARRY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W35 S24 UOP=[YR=2019] S12 E35 N12 W35$ E35 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/01/2019 BY TWMB Total Acres: 1.10 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS