LOT 25
IN OR 776 PG 668
R672555 & R672556

KIRK RICHARD L
86032 LOFTON COURT
YULEE, FL 32097

2023

38-2N-27-1525-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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

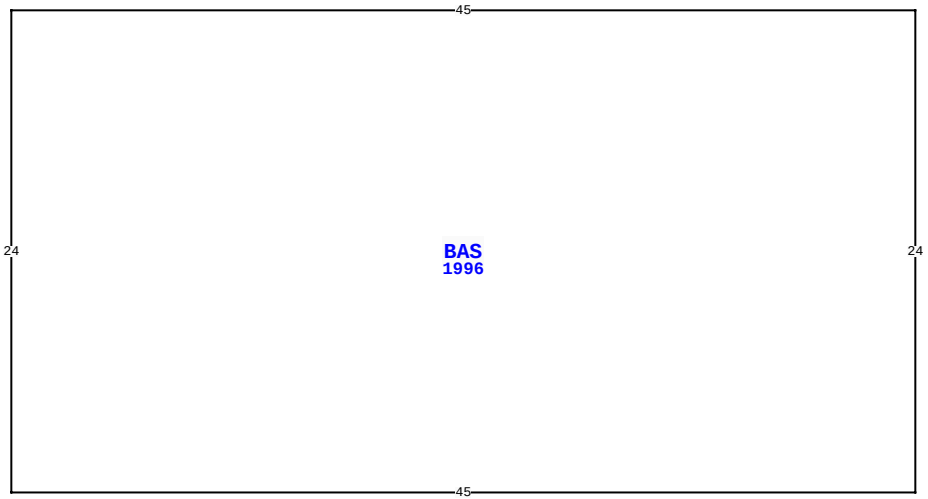
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	25,778
TOTALS	1,080		1,080	25,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,080	122.4000	79.56	85,925	1986	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 1080 HX Base Yr 1997



86032 LOFTON CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		25,778
TOTAL MARKET OB/XF VALUE		5,883
TOTAL LAND VALUE - MARKET		88,590
TOTAL MARKET VALUE		120,251
SOH/AGL Deduction		62,685
ASSESSED VALUE		57,566
TOTAL EXEMPTION VALUE	HX HB	31,778
BASE TAXABLE VALUE		25,788
TOTAL JUST VALUE		120,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971578	MH MOVE-ON	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/0668	11/06/1996	WD	Q	V		25,000

GRANTOR: LAWHON KARL E ET AL T
GRANTEE: KIRK RICHARD L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W45 S24 E45 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
1	0756	FEP	0	100	12	10	120.00	SF	27.00	27.00	100	1997	1997	3	20	648	
2	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1997	1997	3	20	160	
3	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00	35.00	100	2000	2000	3	29	5,075	

LAND DESCRIPTION

TOTAL OB/XF 5,883

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	000115	C	SFR ACRES	100		OR	0.00	0.00	0.62	AC		1.00	1.00	1.75	80,000.00	140,000.00	86,800							
2	009630	C	SWAMP	0			0.00	0.00	3.58	AC		1.00	1.00	1.00	500.00	500.00	1,790							

REVIEW DATE 01/30/2017 BY KW Total Acres: 4.20 Total Land Value: 88,590 Market: 0 Agricultural: 0 Common: 88,590 PRINTED 08/02/2023 BY SYS