LOT 30
IN OR 1778/1687
R583852 & R583853

WEBB JAMES M & CANDICE D
86130 LOFTON CT
YULEE, FL 32097

2023

38-2N-27-1525-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

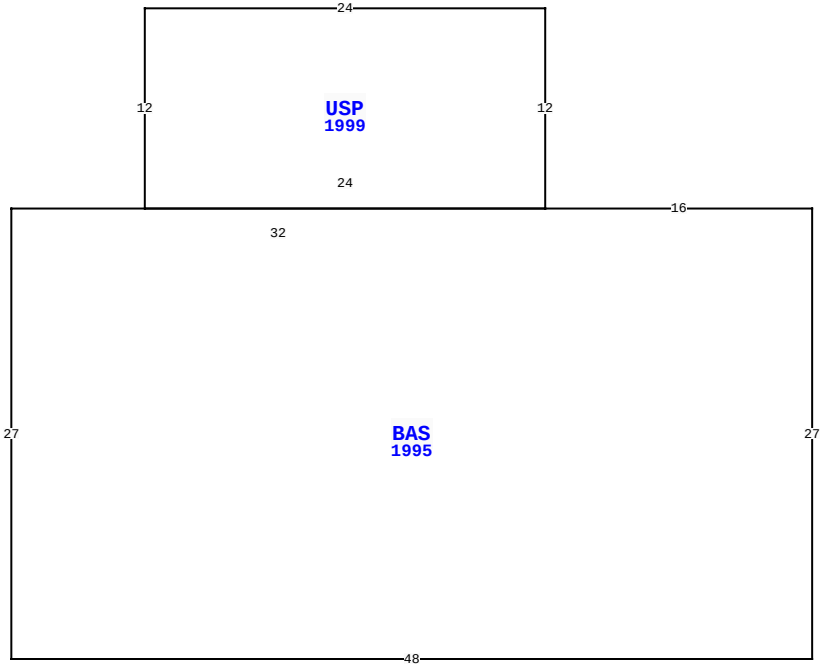
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,296	100	1,296	39,118
USP	288	50	144	4,347
TOTALS	1,584		1,440	43,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	123.2000	86.24	124,186	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2015 Heated Area: 1296 HX Base Yr 2015



86130 LOFTON CT, YULEE

BLD DATE		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		43,465
TOTAL MARKET OB/XF VALUE		2,280
TOTAL LAND VALUE - MARKET		89,955
TOTAL MARKET VALUE		135,700
SOH/AGL Deduction		64,278
ASSESSED VALUE		71,422
TOTAL EXEMPTION VALUE	HX HB	45,650
BASE TAXABLE VALUE		25,772
TOTAL JUST VALUE		135,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1045	MH MOVE-ON	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1778/1687	2/13/2012	WD	Q	I	02	90,000
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: WEBB JAMES M & CAND						
1476/0145	2/02/2007	WD	U	I	05	141,000
GRANTOR: WESTBERRY ROBERT & TR						
GRANTEE: CHAE PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W16 USP=[YR=1999] N12 W24 S12 E24$ W32 S27 E48 N27$.

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	1242	WD DECK A	0	100	23	12	276.00	SF	10.00	10.00	100	1997	1997	3	20	552	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	6.60	6.60	100	1997	1997	3	20	528	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,280

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	0006	OR	0.00	0.00	0.63	AC		1.00	1.00	1.75	80,000.00	140,000.00	88,200							
2	009630	C	SWAMP	0			0.00	0.00	3.51	AC		1.00	1.00	1.00	500.00	500.00	1,755							

REVIEW DATE 08/03/2020 BY NWA Total Acres: 4.14 Total Land Value: 89,955 Market: 0 Agricultural: 0 Common: 89,955 PRINTED 08/02/2023 BY SYS