LOT 31
OAK WOODS PB 5/370

CROOMS ALLAN G JR & MISTY D
11661 SIMMONS RD
JACKSONVILLE, FL 32218

2023

38-2N-27-1525-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

86152 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	74,225
TOTAL MARKET VALUE	74,225
SOH/AGL Deduction	18,543
ASSESSED VALUE	55,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,682
TOTAL JUST VALUE	74,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006095			05/11/2023
23000988	MH MOVE-ON	0	01/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0949	7/13/2021	WD	Q	V	01	65,500
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: CROOMS ALLAN G JR &						
1496/0580	5/02/2007	WD	Q	V		90,000
GRANTOR: SCHRIEWER VOLKER & IR						
GRANTEE: CHAE PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	0.52	AC		1.00	1.00	1.75	80,000.00	140,000.00	72,800							
2	009630	C	SWAMP	0			0.00	0.00	2.85	AC		1.00	1.00	1.00	500.00	500.00	1,425							

REVIEW DATE 04/19/2023 BY NW Total Acres: 3.37 Total Land Value: 74,225 Market: 0 Agricultural: 0 Common: 74,225 PRINTED 08/02/2023 BY SYS