LOT 32
IN OR 2055/238
OAK WOODS PB 5/370

GRIFFIN LILLY ANN/BOONE SUSAN GREENE
C/O SUSAN G BOONE (GUARDIAN), 86158 LOFTON CT
YULEE, FL 32097

2023

38-2N-27-1525-0032-0000

BUILDING CHARACTERISTICS

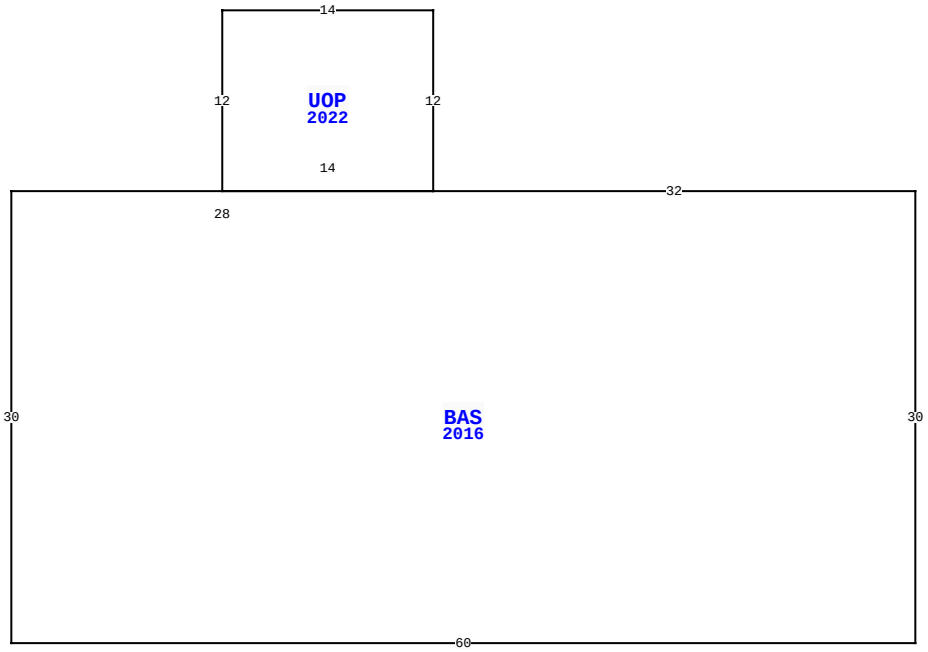
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,800	100	1,800	132,678
UOP	168	25	42	3,096
TOTALS	1,968		1,842	135,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,842	117.0000	81.90	150,860	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2017 Heated Area: 1800 HX Base Yr 2017



86158 LOFTON CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		135,774
TOTAL MARKET OB/XF VALUE		1,720
TOTAL LAND VALUE - MARKET		89,920
TOTAL MARKET VALUE		227,414
SOH/AGL Deduction		102,150
ASSESSED VALUE		125,264
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,264
TOTAL JUST VALUE		227,414
NCON VALUE		3,096
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165765	CO ISSUED	0	10/24/2016
MH165765	MH MOVE-ON	0	08/01/2016
B25472	STG BLDG	43,288	01/01/2012
B25235	ADDITION	7,307	10/01/2011
95-1105	MH MOVE-ON	0	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/0238	6/22/2016	WD	Q	I	01	118,000
GRANTOR: PENSCO TRUST CO FBO N						
GRANTEE: SUSAN BOONE, GUARDIA						
2026/0117	1/21/2016	SW	U	I	12	85,600
GRANTOR: SEEK KYLE A & DANIELL						
GRANTEE: PENSCO TRUST CO FBO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W32 UOP=[YR=2022] N12 W14 S12 E14$ W28 S30 E60 N30$.

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	0810	CONCRETE A	0	100	30	14	420.00	SF	4.88	4.88	100	2003	2003	3	84	1,720	

LAND DESCRIPTION

TOTAL OB/XF 1,720

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	3.44	AC		1.00	1.00	1.00	500.00	500.00	1,720							

REVIEW DATE 03/10/2021 BY NWA Total Acres: 4.07 Total Land Value: 89,920 Market: 0 Agricultural: 0 Common: 89,920 PRINTED 08/02/2023 BY SYS