

TRACT B
IN OR 1958/1734
LOFTON OAKS @ YULEE HOME

REAVES KATHERINE
84016 ST PAUL BLVD
YULEE, FL 32097

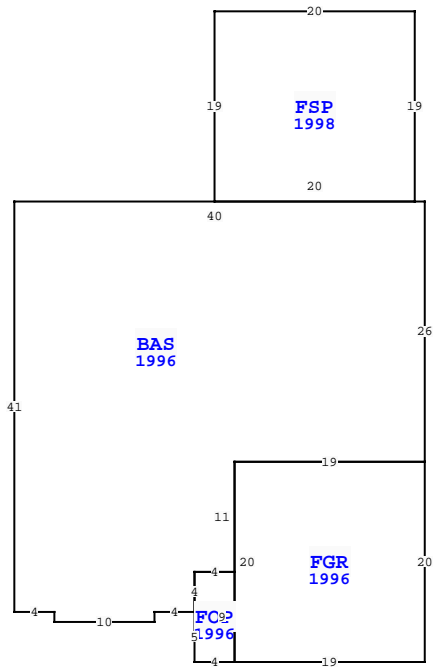
2024

38-2N-27-1270-000B-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4046.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,390	100	1,390
FGR	380	55	209
FOP	36	30	11
FSP	380	40	152
TOTALS	2,186		1,762
			210,846

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,762	121.0000	137.94	243,050	1996	1996	0	0	13.25	86.75	
1 SINGLE FAM - 100% - 2016 Heated Area: 1390 HX Base Yr 2016												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			210,846
TOTAL MARKET OB/XF VALUE			7,887
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			268,733
SOH/AGL Deduction			128,839
ASSESSED VALUE			139,894
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			84,894
TOTAL JUST VALUE			268,733
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			224,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615127	ROOF	9,800	07/01/2016
B9805276	CARPORT	0	08/01/1998
9602570	NEW CONSTR	86,000	03/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1958/1734	1/21/2015	WD	Q	I	01	125,000
GRANTOR: HALE MELISSA B						
GRANTEE: REAVES ROGER A & KA						
1829/0126	11/20/2012	QC	U	I	11	100
GRANTOR: HALE ROBERT O						
GRANTEE: HALE MELISSA B						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	1.00	UT	4,200.00	4,200.00	100	1996	1996
2	0811	CONCRETE B	0	100	0	1,017.00	SF	6.24	6.24	100	1996	1996

TOTAL OB/XF												
7,887												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1996] W1 FSP=[YR=1998] N19 W20 S19 E20\$ W40 S41 E4 S1 E10 N1 E4 FOP=[YR=1996] S5 E4 FGR=[YR=1996] E19 N20 W19 S20\$ N9 W4 S4\$ N4 E4 N11 E19 N26\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00