LOT 34
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

MCCULLOUGH MICHAEL W L/E/
86077 SANTA BARBARA STREET
YULEE, FL 32097

2024

38-2N-27-1270-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

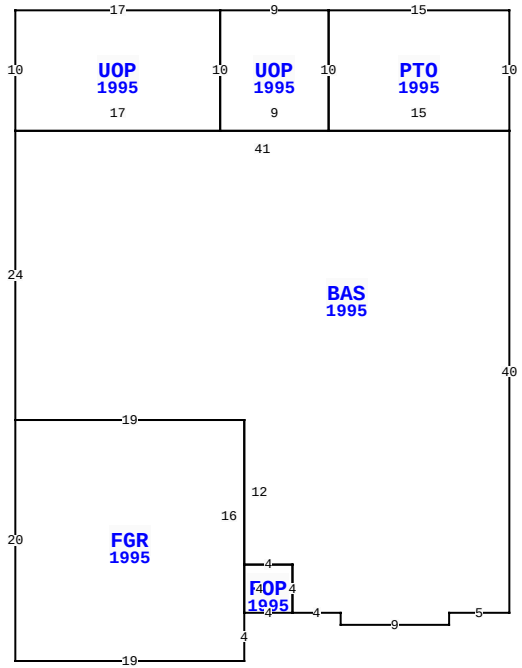
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	SUBAREA MARKET VALUE
BAS	1,329	100	1,329	159,812
FGR	380	55	209	25,132
FOP	16	30	5	601
PTO	150	5	8	962
UOP	90	20	18	2,165
UOP	170	20	34	4,088
TOTALS	2,135		1,603	192,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,603	122.2980	139.42	223,490	1995	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1996 Heated Area: 1329 HX Base Yr 1996



86077 SANTA BARBARA ST, YULEE

BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,760
TOTAL MARKET OB/XF VALUE		16,905
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		259,665
SOH/AGL Deduction		143,494
ASSESSED VALUE		116,171
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,171
TOTAL JUST VALUE		259,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26283	REMODEL	4,323	08/01/2012
B24472	REPAIR/RRF	4,485	03/01/2011
B21550	REPLACE ENTRY DOO	3,200	06/01/2008
974047	ADDITION	0	06/01/1997
95-01961	NEW CONSTR	78,500	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2679/1026	11/09/2023	LE	U	I	11	100
GRANTOR: MCCULLOUGH MICHAEL W						
GRANTEE: FORSYTH MINDY ROSE						
0738/0053	8/30/1995	WD	Q	I		79,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MCCULLOUGH MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] W15 UOP=[YR=1995] W9 UOP=[YR=1995] W17 S10 BAS=[YR=1995] S24 FGR=[YR=1995] S20 E19 N4 FOP=[YR=1995] E4 N4 W4 S4$ N16 W19$ E19 S12 E4 S4 E4 S1 E9 N1 E5 N40 W41$ E17 N10$ S10 E9 N10$ S10 E15 N10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	1995	1995	3	77	3,234	
2	0811	CONCRETE B	0	100	0	0	762.00	SF	6.24	6.24	100	2009	2009	3	90	4,279	
3	0810	CONCRETE A	0	100	0	0	400.00	SF	7.80	7.80	100	1995	1995	3	70	2,184	
4	0472	VF 2 RAIL	0	100	0	0	3.00	LF	18.00	18.00	100	2006	2006	3	69	37	
5	0471	VINYL FNC	0	100	0	0	255.00	LF	38.40	38.40	100	2006	2006	3	69	6,756	
6	0835	QUARY TILE	0	100	0	0	38.00	SF	12.00	12.00	100	2010	2010	3	91	415	

LAND DESCRIPTION

TOTAL OB/XF 16,905

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	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS