LOT 39
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

RANSOM GREGORY S
86004 CATHEDRAL LANE
YULEE, FL 32097

2024

38-2N-27-1270-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

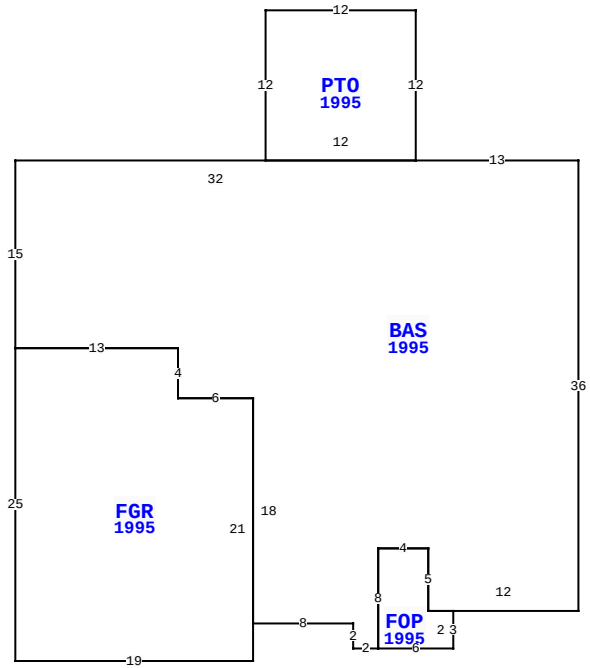
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,239	100	1,239	148,989
FGR	451	55	248	29,822
FOP	38	30	11	1,323
PTO	144	5	7	842
TOTALS	1,872		1,505	180,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,505	122.2980	139.42	209,827	1995	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1239 HX Base Yr 2020



86004 CATHEDRAL LN, 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		180,976
TOTAL MARKET OB/XF VALUE		6,357
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		237,333
SOH/AGL Deduction		88,238
ASSESSED VALUE		149,095
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		94,095
TOTAL JUST VALUE		237,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01564	NEW CONSTR	92,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/1895	5/31/2019	WD	Q	I	02	173,000
GRANTOR: NORMAND ROBERT F JR &						
GRANTEE: RANSOM GREGORY S &						
1923/1727	5/12/2014	WD	U	I	11	100
GRANTOR: TARKINGTON AMANDA						
GRANTEE: NORMAND ROBERT F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W13 PTO=[YR=1995] N12 W12 S12 E12 $ W32 S15
FGR=[YR=1995] S25 E19 N21 W6 N4 W13 $ E13 S4 E6 S18 E8 S2 E2
FOP=[YR=1995] E6 N3 W2 N5 W4 S8 $ N8 E4 S5 E12 N36 $.

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	715.00	SF	6.24	6.24	100	1995	1995	3	70	3,123	

LAND DESCRIPTION

TOTAL OB/XF 6,357

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		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