

LOT 40  
IN OR 743 PG 1290  
LOFTON OAKS @ YULEE HOME

TANNER JAMES D & TRACY W  
86024 CATHEDRAL LANE  
YULEE, FL 32097

2024

38-2N-27-1270-0040-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 80     |
| Exterior Wall            | 20 | FACE BRICK 20  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 08 | SHT VINYL 80   |
| Interior Floor           | 14 | CARPET 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 |          |    |

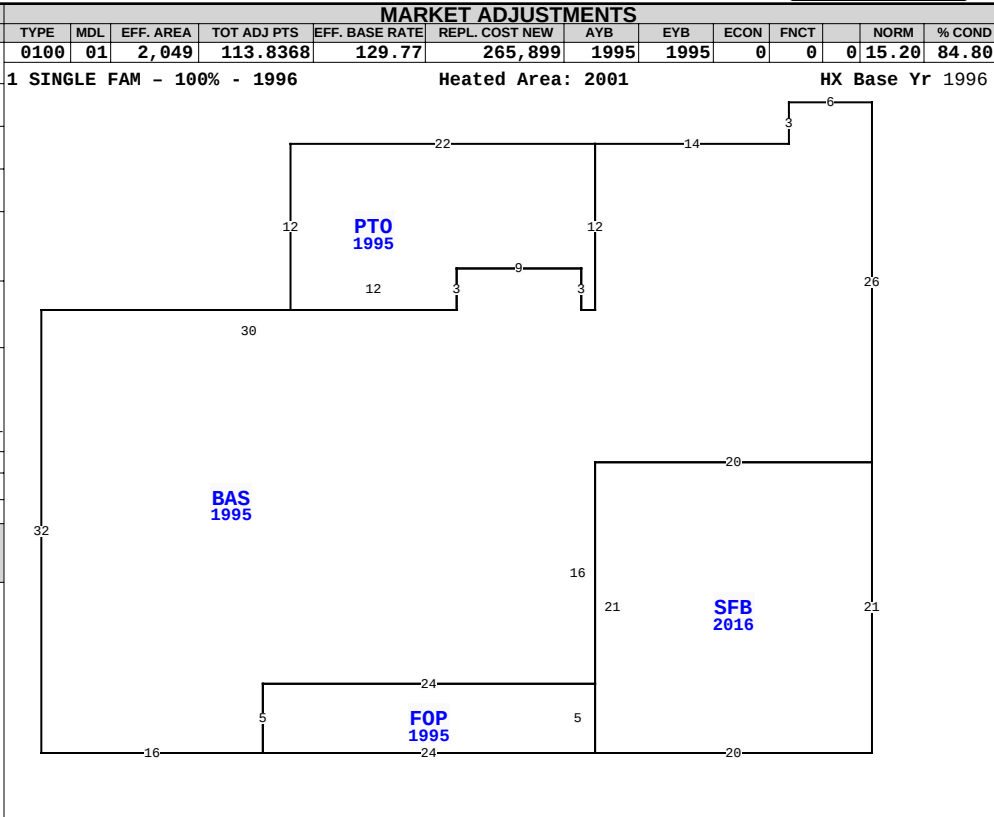
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,665            | 100         | 1,665        | 183,225              |
| FOP       | 120              | 30          | 36           | 3,962                |
| PTO       | 237              | 5           | 12           | 1,320                |
| SFB       | 420              | 80          | 336          | 36,975               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,442 |  | 2,049 | 225,482 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 4,200.00 |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 1,311.00 | SF | 4.80     |
| 3              | 0845       | KOOL DECK   | 0   | 100 | 0 | 0 | 356.00   | SF | 8.70     |
| 4              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 325.00   | SF | 102.00   |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|



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

| TOTAL OB/XF |            |             |     |     |   |   |          |    |          |                |           |         |             |   | 16,530 |
|-------------|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND |
| 1           | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 4,200.00 | 4,200.00       | 100       | 1995    | 1995        | 3 | 77     |
| 2           | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 1,311.00 | SF | 4.80     | 4.80           | 100       | 1995    | 1995        | 3 | 70     |
| 3           | 0845       | KOOL DECK   | 0   | 100 | 0 | 0 | 356.00   | SF | 8.70     | 8.70           | 100       | 1997    | 1997        | 3 | 73     |
| 4           | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 325.00   | SF | 102.00   | 102.00         | 100       | 1997    | 1997        | 3 | 20     |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |          |        |         | 16,530     |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE |
| 1           | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 50,000.00  |

|              |      |                   |        |         |   |               |   |
|--------------|------|-------------------|--------|---------|---|---------------|---|
| Total Acres: | 0.00 | Total Land Value: | 50,000 | Market: | 0 | Agricultural: | 0 |
|--------------|------|-------------------|--------|---------|---|---------------|---|

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 | 4 |
|------------------------|--|--|--|--|--|--|--|--|--|-------------|---|
|------------------------|--|--|--|--|--|--|--|--|--|-------------|---|

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 225,482  |
| TOTAL MARKET OB/XF VALUE  |           | 16,530   |
| TOTAL LAND VALUE - MARKET |           | 50,000   |
| TOTAL MARKET VALUE        |           | 292,012  |
| SOH/AGL Deduction         |           | 147,357  |
| ASSESSED VALUE            |           | 144,655  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |
| BASE TAXABLE VALUE        |           | 94,655   |
| TOTAL JUST VALUE          |           | 292,012  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 243,952  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B9704132   | SWIM POOL   | 14,500 | 07/01/1997 |
| 95 02096   | NEW CONSTR  | 74,052 | 07/01/1995 |

| SALES DATA                     |            |           |       |       |        |            |  |
|--------------------------------|------------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 0743/1290                      | 11/07/1995 | WD        | Q     | I     |        | 93,400     |  |
| GRANTOR: HALLMARK HOMES INC    |            |           |       |       |        |            |  |
| GRANTEE: TANNER JAMES & TRAC   |            |           |       |       |        |            |  |
| 0734/0775                      | 7/20/1995  | WD        | U     | V     | 19     | 10,800     |  |
| GRANTOR: FLAGSHIP PROPERTY MGM |            |           |       |       |        |            |  |
| GRANTEE: HALLMARK HOMES INC    |            |           |       |       |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1995] W6 S3 W14 PTO=[YR=1995] W22 S12 E12 N3 E9 S3 E1 N12\$ S12 W1 N3 W9 S3 W30 S32 E16 FOP=[YR=1995] E24 SFB=[YR=2016] E20 N21 W20 S21\$ N5 W24 S5\$ N5 E24 N16 E20 N26\$. |  |  |  |  |  |  |  |  |  |