

LOT 41
IN OR 1210/1961
LOFTON OAKS @ YULEE HOME

DENISON JAMES LAWRENCE & CONSTANCE L/DENISON AARON
85220 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2024

38-2N-27-1270-0041-0000

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 90	
Interior Floor	08	SHT VINYL 10	
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
BAS	1,278	100	1,278
FGR	456	55	251
FOP	38	30	11
PTO	120	5	6
			SUBAREA MARKET VALUE
			153,679
			30,182
			1,323
			722
TOTALS	1,892		1,546
			185,906

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,546	122.2980	139.42	215,543	1995	1995	0	0	0	13.75	86.25
1 SINGLE FAM - 0% - 0												
Heated Area: 1278												
HX Base Yr												

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				185,906
TOTAL MARKET OB/XF VALUE				4,166
TOTAL LAND VALUE - MARKET				50,000
TOTAL MARKET VALUE				240,072
SOH/AGL Deduction				45,677
ASSESSED VALUE				194,395
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				194,395
TOTAL JUST VALUE				240,072
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				201,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216178	OTHER	0	10/01/2012
95-01703	NEW CONSTR	72,750	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2712/1404	5/17/2024	WD Q	Q	I	01	240,000
GRANTOR: CRIBBS PATRICIA RITCH						
GRANTEE: DENISON JAMES LAWRE						
1210/1961	2/27/2004	WD Q	Q	I		131,500
GRANTOR: REYNOLDS THIAM						
GRANTEE: CRIBBS PATRICIA RIT						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	1,240.00	SF	4.80	4.80	100	1995	1995	3	70	4,166	

86040 CATHEDRAL LN, YULEE	BLD DATE	05/10/2022	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

BUILDING NOTES				

BUILDING DIMENSIONS				
FGR=[YR=1995] W19 BAS=[YR=1995] W1 PTO=[YR=1995] N10 W12 S10 E12 \$ W43 S29 E14 S4 E10 N4 FOP=[YR=1995] E20 N2 W1 S2 W7 N2 W8 N3 W4 S5 \$ N5 E4 S3 E8 S2 E7 N2 E1 N27 \$ S24 E19 N24 \$.				

LAND DESCRIPTION													TOTAL OB/XF												
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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								