LOT 48
IN OR 731 PG 138
LOFTON OAKS @ YULEE HOME

CAMPBELL KEITH M & CHANDRA D
86095 CATHEDRAL LANE
YULEE, FL 32097-5662

2024

38-2N-27-1270-0048-0000

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 90
Interior Floo	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

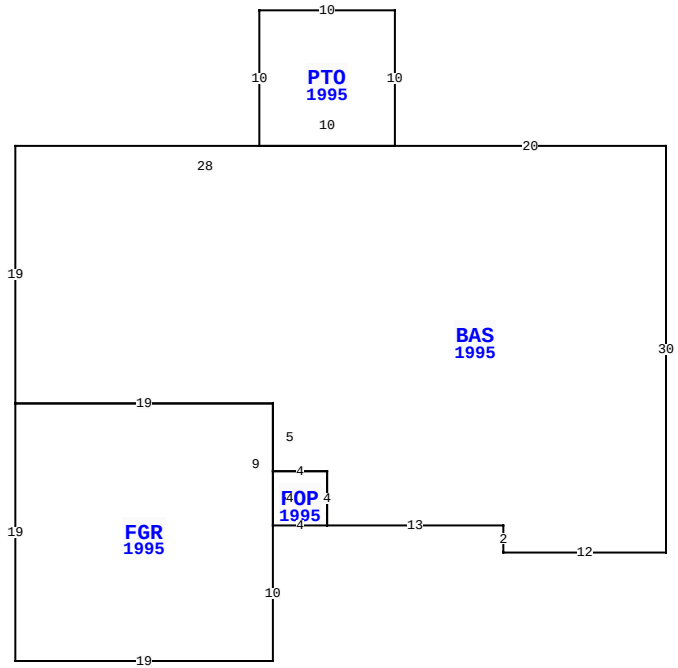
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,181	100	1,181	147,455
FGR	361	55	199	24,846
FOP	16	30	5	624
PTO	100	5	5	624
TOTALS	1,658		1,390	173,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,390	126.9840	144.76	201,216	1995	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1996 Heated Area: 1181 HX Base Yr 1996



86095 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		173,549
TOTAL MARKET OB/XF VALUE		6,392
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		229,941
SOH/AGL Deduction		131,435
ASSESSED VALUE		98,506
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,506
TOTAL JUST VALUE		229,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01800	NEW CONSTR	69,230	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0731/0138	6/07/1995	WD	Q	I		69,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: CAMPBELL KEITH & CH						
0694/1102	12/17/1993	CT	U	V	14	650,000
GRANTOR: CLERK OF COURT						
GRANTEE: SUN BANK-NORTH FLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W20 PTO=[YR=1995] N10 W10 S10 E10$ W28 S19
FGR=[YR=1995] S19 E19 N10 FOP=[YR=1995] E4 N4 W4 S4$ N9 W19$
E19 S5 E4 S4 E13 S2 E12 N30$.

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	723.00	SF	6.24	6.24	100	1995	1995	3	70	3,158	

LAND DESCRIPTION

TOTAL OB/XF 6,392

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