

LOT 52
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

MUNGIN-WALTERS GAIL P L/E/
85311 SAINT THOMAS ST
YULEE, FL 32097

2024

38-2N-27-1270-0052-0000



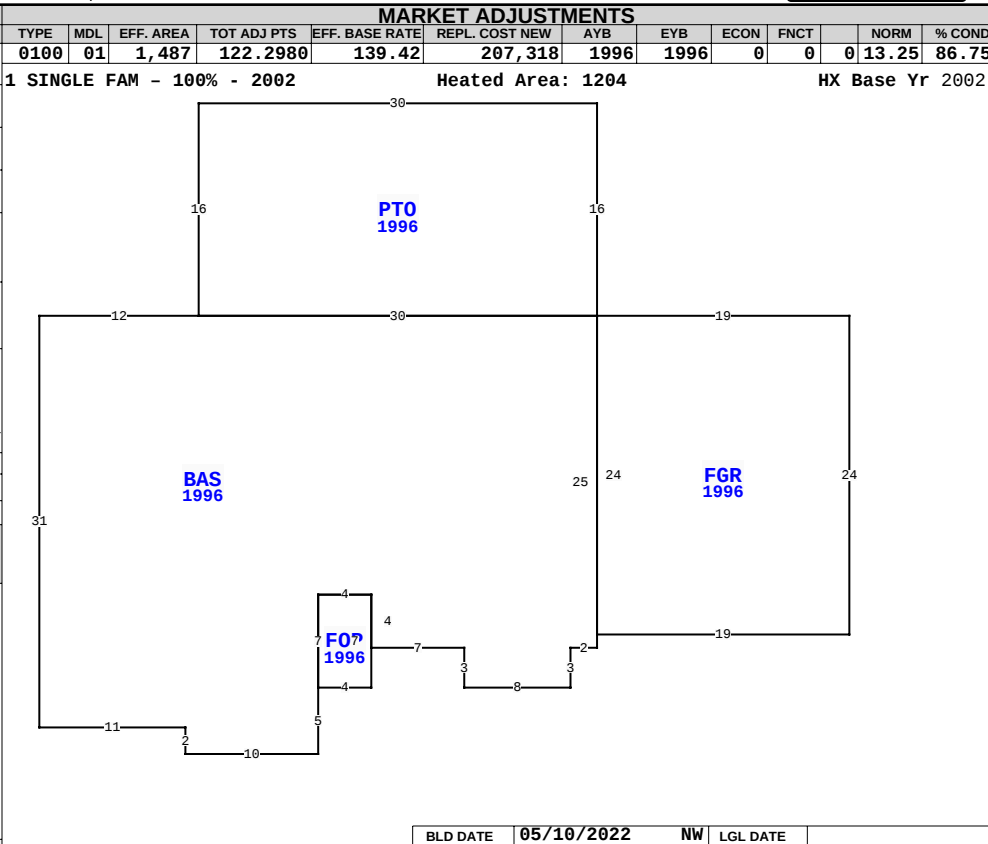
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,204	100	1,204	145,620
FGR	456	55	251	30,357
FOP	28	30	8	967
PTO	480	5	24	2,903
TOTALS	2,168		1,487	179,848

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	875.00	SF	6.24	6.24	100	1996

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



85311 ST THOMAS ST, YULEE	BLD DATE 05/10/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
3,931											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		179,848	
TOTAL MARKET OB/XF VALUE		3,931	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		233,779	
SOH/AGL Deduction		121,029	
ASSESSED VALUE		112,750	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		62,750	
TOTAL JUST VALUE		233,779	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,517	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02379	NEW CONSTR	53,175	11/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2337/1777	2/07/2020	LE U	I	I	11	100	
GRANTOR: MUNGIN-WALTERS GAIL P							
GRANTEE: MUNGIN TANYA L							
1130/1417	4/21/2003	QC U	I	I	01	100	
GRANTOR: WALTERS GAIL P							
GRANTEE: MUNGIN-WALTERS GAIL							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FGR=[YR=1996] W19 PTO=[YR=1996] N16 W30 S16 BAS=[YR=1996] W12 S31 E11 S2 E10 N5 FOP=[YR=1996] E4 N7 W4 S7 \$ N7 E4 S4 E7 S3 E8 N3 E2 N25 W30 \$ E30 \$ S24 E19 N24 \$.											