LOT 56
IN OR 2158/1564
LOFTON OAKS @ YULEE HOME

LAWRENCE CHRISTINE L/E/
6540 PERFECT VIEW
COLORADO SPRINGS, CO 80919-3710

2024

38-2N-27-1270-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

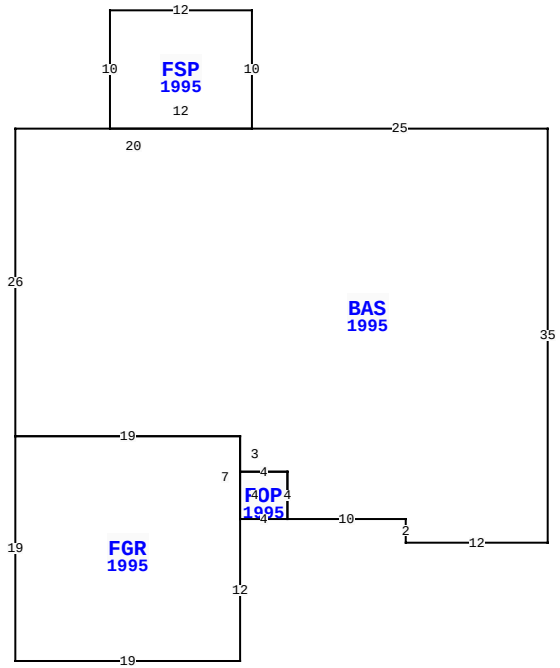
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,360	100	1,360	163,539
FGR	361	55	199	23,930
FOP	16	30	5	601
FSP	120	40	48	5,772
TOTALS	1,857		1,612	193,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,612	122.2980	139.42	224,745	1995	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 0% - 0 Heated Area: 1360 HX Base Yr



86001 GRANT PL, 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	193,843
TOTAL MARKET OB/XF VALUE	7,696
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	251,539
SOH/AGL Deduction	50,197
ASSESSED VALUE	201,342
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,342
TOTAL JUST VALUE	251,539
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01704	NEW CONSTR	78,315	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1564	11/15/2017	QC	U	I	11	100
GRANTOR: LAWRENCE CHRISTINE						
GRANTEE: LAWRENCE CHRISTINE						
1966/0428	3/05/2015	WD	Q	I	02	136,900
GRANTOR: BREWTON WILLIAM C & D						
GRANTEE: LAWRENCE CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W25 FSP=[YR=1995] N10 W12 S10 E12$ W20 S26
FGR=[YR=1995] S19 E19 N12 FOP=[YR=1995] E4 N4 W4 S4$ N7 W19$
E19 S3 E4 S4 E10 S2 E12 N35$.

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	0	0	0	1.00	UT	4,200.00	4,200.00	100	1995	1995	3	77	3,234	
2	0812	CONCRETE C	0	0	0	0	1,328.00	SF	4.80	4.80	100	1995	1995	3	70	4,462	

LAND DESCRIPTION

TOTAL OB/XF 7,696

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	0		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