LOT 61
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

MCDONALD PHYLLIS SHERRY
86005 CHAZZ PL
YULEE, FL 32097

2024

38-2N-27-1270-0061-0000

BUILDING CHARACTERISTICS

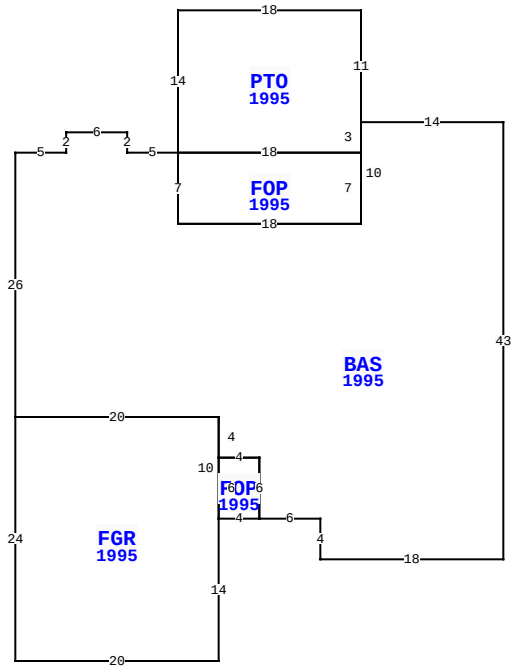
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,504	100	1,504	192,693
FGR	480	55	264	33,824
FOP	24	30	7	897
FOP	126	30	38	4,869
PTO	252	5	13	1,665
TOTALS	2,386		1,826	233,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,826	128.3700	146.34	267,217	1995	2000	0	0	0	12.45	87.55

1 SINGLE FAM – 100% - 2023 Heated Area: 1504 HX Base Yr 2023



86005 CHAZZ PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,948
TOTAL MARKET OB/XF VALUE		6,475
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		290,423
SOH/AGL Deduction		41,254
ASSESSED VALUE		249,169
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		144,169
TOTAL JUST VALUE		290,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007444	REPAIR/RRF	8,760	08/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/0338	2/10/2022	WD	Q	I	02	300,000
GRANTOR: LE HUNG &						
GRANTEE: MCDONALD PHYLLIS SH						
2125/0240	6/06/2017	WD	Q	I	01	135,000
GRANTOR: TINSLEY DENISE & CIND						
GRANTEE: LE HUNG & ZENGZHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 PTO=[YR=1995] N11 W18 S14 FOP=[YR=1995] S7 E18 N7 W18 $ E18 N3 $ S10 W18 N7 W5 N2 W6 S2 W5 S26 FGR=[YR=1995] S24 E20 N14 FOP=[YR=1995] E4 N6 W4 S6 $ N10 W20 $ E20 S4 E4 S6 E6 S4 E18 N43 $.

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	742.00	SF	6.24	6.24	100	1995	1995	3	70	3,241	

LAND DESCRIPTION

TOTAL OB/XF 6,475

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