LOT 63
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

FLEMING WILLIAM B
86002 CHAZZ PL
YULEE, FL 32097

2024

38-2N-27-1270-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

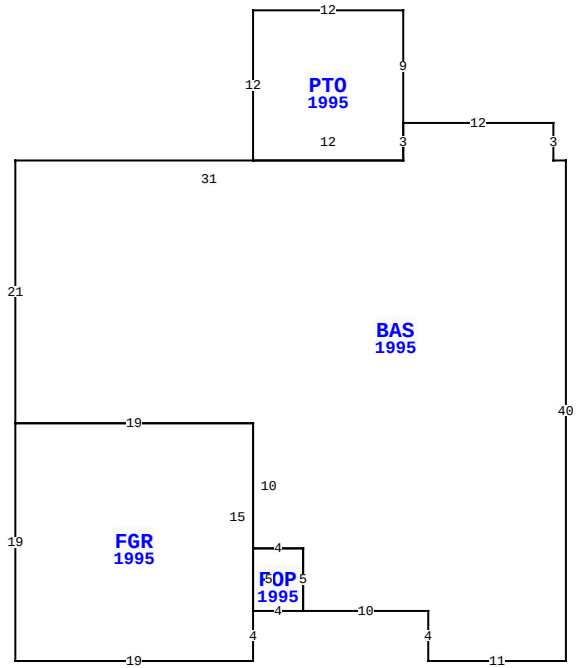
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,359	100	1,359	163,420
FGR	361	55	199	23,930
FOP	20	30	6	722
PTO	144	5	7	842
TOTALS	1,884		1,571	188,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	122.2980	139.42	219,029	1995	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2023 Heated Area: 1359 HX Base Yr 2023



86002 CHAZZ 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		188,913
TOTAL MARKET OB/XF VALUE		6,174
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		245,087
SOH/AGL Deduction		33,214
ASSESSED VALUE		211,873
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,873
TOTAL JUST VALUE		245,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01829	NEW CONSTR	51,983	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/0167	1/18/2022	WD	U	I	30	110,000
GRANTOR: FLEMING ARTHUR L JR &						
GRANTEE: FLEMING WILLIAM B						
0736/0201	8/09/1995	WD	Q	I		81,500
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: FLEMING ARTHUR JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W1 N3 W12 PTO=[YR=1995] N9 W12 S12 E12 N3$ S3 W31 S21 FGR=[YR=1995] S19 E19 N4 FOP=[YR=1995] E4 N5 W4 S5$ N15 W19$ E19 S10 E4 S5 E10 S4 E11 N40$.

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	673.00	SF	6.24	6.24	100	1995	1995	3	70	2,940	

LAND DESCRIPTION

TOTAL OB/XF 6,174

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