

LOT 73
IN OR 802/13
LOFTON OAKS @ YULEE HOME

MARTIN CHRISTINE R
P O BOX 15481
FERNANDINA BEACH, FL 32035

2024

38-2N-27-1270-0073-0000



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. 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	1,195	100	1,195	150,932
FGR	290	55	160	20,209
FOP	16	30	5	632
PTO	100	5	5	632
TOTALS	1,601		1,365	172,403

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	688.00	SF	6.24	6.24	100	1997

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	

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 1998

Heated Area: 1195

HX Base Yr 1998

84105 ST PAUL BLVD, YULEE

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

TOTAL OB/XF											
3,134											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		172,403	
TOTAL MARKET OB/XF VALUE		3,134	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		225,537	
SOH/AGL Deduction		119,211	
ASSESSED VALUE		106,326	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		56,326	
TOTAL JUST VALUE		225,537	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973873	NEW CONSTR	60,590	04/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0802/0013	8/04/1997	WD Q	I		
GRANTOR: ATLANTIC BUILDERS INC					SALE PRICE
GRANTEE: MARTIN CHRISTINE R					76,600
0694/1102	12/17/1993	CT U	V	14	650,000
GRANTOR: CLERK OF COURT					
GRANTEE: SUN BANK/NORTH FLA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W17 PT0=[YR=1997] N10 W10 S10 E10 \$ W31 S30 E12 N2 E13 FOP=[YR=1997] E4 FGR=[YR=1997] S7 E19 N8 W5 N3 W2 N8 W12 S12 \$ N4 W4 S4 \$ N4 E4 N8 E12 S8 E2 S3 E5 N27 \$.											