LOT 27
IN OR 2215/964
OAK WOODS PB 5/370

DOUGLAS DEBORAH B & HAROLD WAYNE
86064 LOFTON COURT
YULEE, FL 32097

2024

38-2N-27-1525-0027-0000

BUILDING CHARACTERISTICS

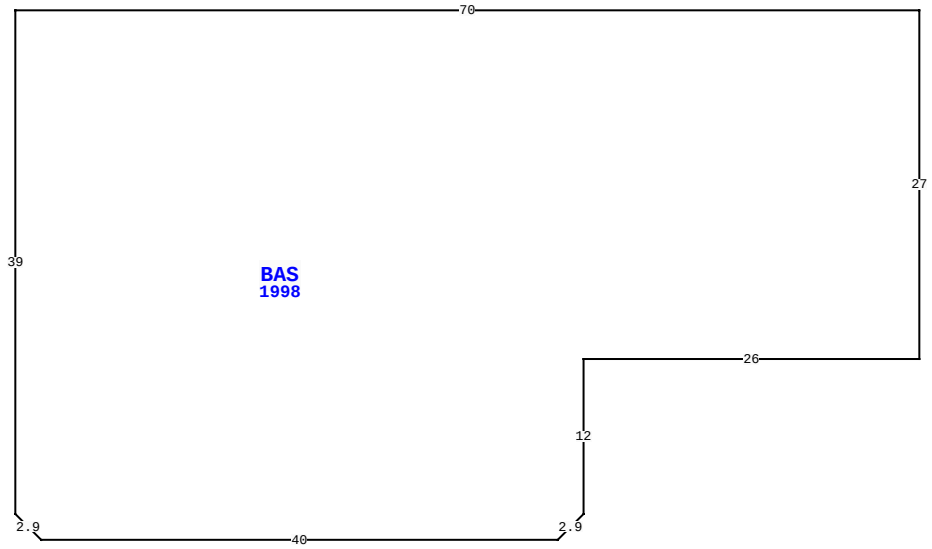
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,502	100	2,502	100,912
TOTALS	2,502		2,502	100,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,502	128.0400	96.03	240,267	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 0 Heated Area: 2502 HX Base Yr



86064 LOFTON CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		100,912
TOTAL MARKET OB/XF VALUE		4,180
TOTAL LAND VALUE - MARKET		81,520
TOTAL MARKET VALUE		186,612
SOH/AGL Deduction		82,748
ASSESSED VALUE		103,864
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,864
TOTAL JUST VALUE		186,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982246	MH MOVE-ON	0	06/01/1998
94-553	MH MOVE-ON	48,245	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2215/0964	8/01/2018	QC	U	I	11	42,500
GRANTOR: ARNOLD DEBORAH N/K/A						
GRANTEE: DOUGLAS DEBORAH B &						
0867/1042	2/11/1999	QC	U	I	09	100
GRANTOR: ARNOLD EDWARD A & DEB						
GRANTEE: ARNOLD DEBORAH E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W70 S39 D2 R2 E40 R2 U2 N12 E26 N27$.

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	1242	WD DECK A	0	100	13	25	325.00	SF	10.00	10.00	100	1998	1998	3	20	650	
2	1242	WD DECK A	0	100	5	16	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	
3	0752	USP	0	100	12	36	432.00	SF	15.00	15.00	100	2008	2008	3	52	3,370	

LAND DESCRIPTION

TOTAL OB/XF 4,180

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	000115	C	SFR ACRES	100		OR	0.00	0.00	0.57	AC		1.00	1.00	1.75	80,000.00	140,000.00	79,800							
2	009630	C	SWAMP	100		OR	0.00	0.00	3.44	AC		1.00	1.00	1.00	500.00	500.00	1,720							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.01 Total Land Value: 81,520 Market: 0 Agricultural: 0 Common: 81,520 PRINTED 08/06/2024 BY SYS