LOT 29
OAK WOODS PB 5/370

KASPER ISABELLE S & PAUL H JR/WOOD MELISSA A
86112 LOFTON COURT
YULEE, FL 32097

2024

38-2N-27-1525-0029-0000

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 70
Interior Floo	11	CLAY TILE 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
Quality	03	Quality Level 03

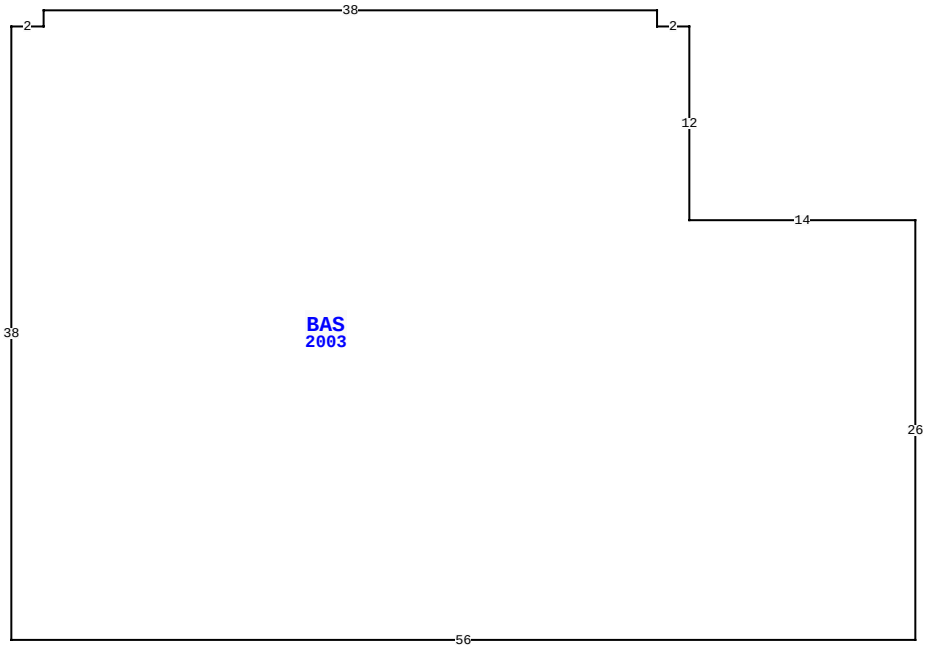
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1,998	93,350
TOTALS	1,998		1,998	93,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,998	119.8000	89.85	179,520	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2024 Heated Area: 1998 HX Base Yr 2024



86112 LOFTON CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		93,350
TOTAL MARKET OB/XF VALUE		8,374
TOTAL LAND VALUE - MARKET		93,230
TOTAL MARKET VALUE		194,954
SOH/AGL Deduction		0
ASSESSED VALUE		194,954
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,954
TOTAL JUST VALUE		194,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034136	MH MOVE-ON	0	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/1639	8/31/2023	WD	U	I	37	71,000
GRANTOR: BURROWS GLORIA H JONE						
GRANTEE: KASPER ISABELLE S &						
1829/1918	12/13/2012	WD	Q	I	02	97,500
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: JONES ALTON & GLORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 N12 W2 N1 W38 S1 W2 S38 E56 N26$.

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	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0752	USP	0	100	14	14	196.00	SF	15.00	15.00	100	2015	2015	3	78	2,293	
3	0940	SHEDS/PORT	0	100	10	14	140.00	SF	21.30	21.30	100	2009	2009	3	40	1,193	
4	0681	POLE SHED	0	100	16	16	256.00	SF	15.00	15.00	100	2007	2007	3	48	1,843	

LAND DESCRIPTION

TOTAL OB/XF 8,374

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	0006	OR	0.00	0.00	0.65	AC		1.00	1.00	1.75	80,000.00	140,000.00	91,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	4.46	AC		1.00	1.00	1.00	500.00	500.00	2,230							

REVIEW DATE 08/03/2020 BY NWA Total Acres: 5.11 Total Land Value: 93,230 Market: 0 Agricultural: 0 Common: 93,230 PRINTED 08/06/2024 BY SYS