LOT 30
IN OR 1778/1687
R583852 & R583853

WEBB JAMES M & CANDICE D
86130 LOFTON CT
YULEE, FL 32097

**2024**

**38-2N-27-1525-0030-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

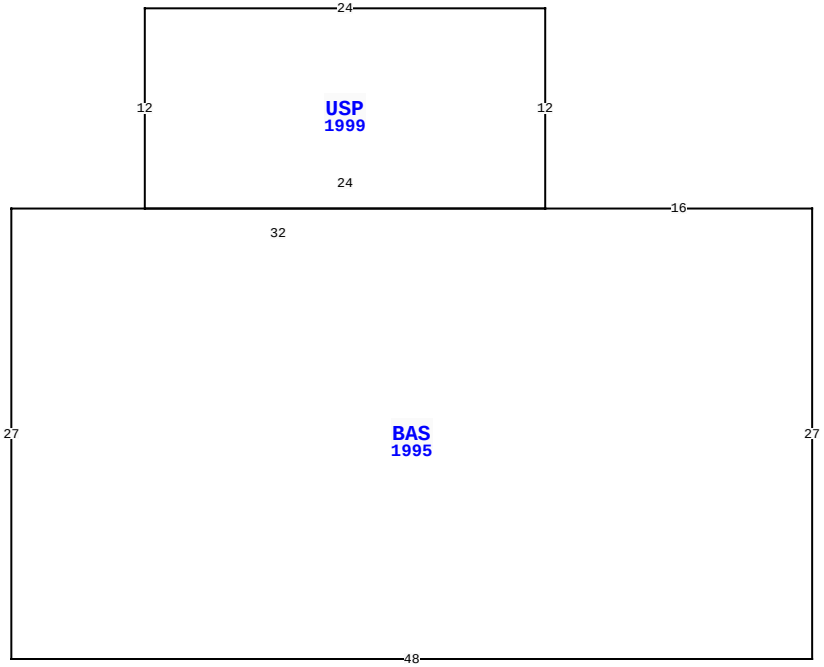
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 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 | 1,296 | 100 | 1,296 | 35,925 |
| USP | 288 | 50 | 144 | 3,992 |
| TOTALS | 1,584 | | 1,440 | 39,917 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,440 | 123.2000 | 92.40 | 133,056 | 1995 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 100% - 2015 Heated Area: 1296 HX Base Yr 2015




86130 LOFTON CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 39,917 |
| TOTAL MARKET OB/XF VALUE | | 2,280 |
| TOTAL LAND VALUE - MARKET | | 89,955 |
| TOTAL MARKET VALUE | | 132,152 |
| SOH/AGL Deduction | | 58,587 |
| ASSESSED VALUE | | 73,565 |
| TOTAL EXEMPTION VALUE | HX HB | 48,565 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 132,152 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 135,700 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 95-1045 | MH MOVE-ON | 0 | 09/01/1995 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1778/1687 | 2/13/2012 | WD | Q | I | 02 | 90,000 |
| GRANTOR: CHAE PROPERTIES LLC | | | | | | |
| GRANTEE: WEBB JAMES M & CAND | | | | | | |
| 1476/0145 | 2/02/2007 | WD | U | I | 05 | 141,000 |
| GRANTOR: WESTBERRY ROBERT & TR | | | | | | |
| GRANTEE: CHAE PROPERTIES LLC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1995] W16 USP=[YR=1999] N12 W24 S12 E24$ W32 S27 E48 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 | 23 | 12 | 276.00 | SF | 10.00 | 10.00 | 100 | 1997 | 1997 | 3 | 20 | 552 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | 400.00 | SF | 6.60 | 6.60 | 100 | 1997 | 1997 | 3 | 20 | 528 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 10 | 200.00 | SF | 30.00 | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 1,200 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,280

| 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 | 0.63 | AC | | 1.00 | 1.00 | 1.75 | 80,000.00 | 140,000.00 | 88,200 | | | | | | | |
| 2 | 009630 | C | SWAMP | 100 | | OR | 0.00 | 0.00 | 3.51 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 1,755 | | | | | | | |

REVIEW DATE 08/03/2020 BY NWA Total Acres: 4.14 Total Land Value: 89,955 Market: 0 Agricultural: 0 Common: 89,955 PRINTED 08/06/2024 BY SYS