LOT 31
OAK WOODS PB 5/370

CROOMS ALLAN G JR & MISTY D
11661 SIMMONS RD
JACKSONVILLE, FL 32218

2024

38-2N-27-1525-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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		1 100
Quality	03	Quality Level 03

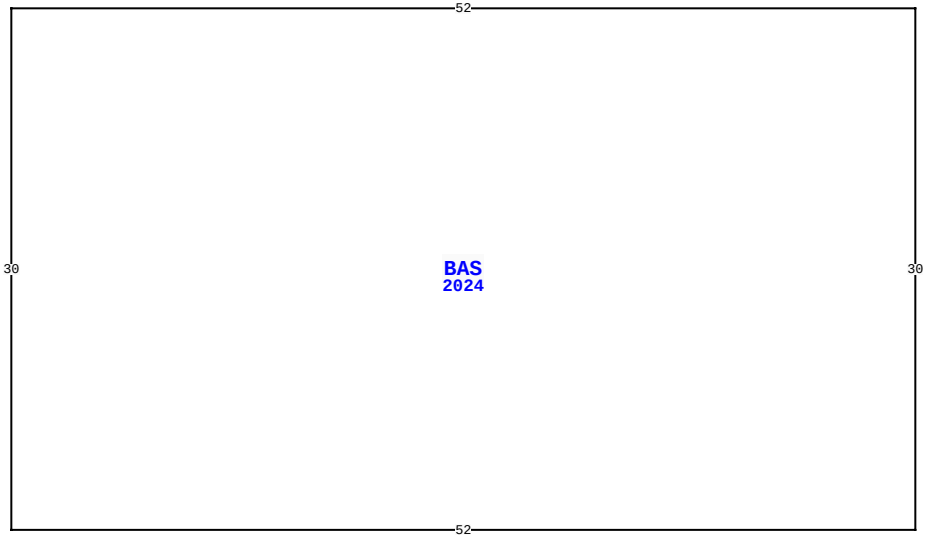
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	134,363
TOTALS	1,560		1,560	134,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	116.0000	87.00	135,720	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2024 Heated Area: 1560 HX Base Yr



86152 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	134,363
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	74,225
TOTAL MARKET VALUE	208,588
SOH/AGL Deduction	12,975
ASSESSED VALUE	195,613
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,613
TOTAL JUST VALUE	208,588
NCON VALUE	134,363
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006095			05/11/2023
23000988	MH MOVE-ON	0	01/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0949	7/13/2021	WD	Q	V	01	65,500
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: CROOMS ALLAN G JR &						
1496/0580	5/02/2007	WD	Q	V		90,000
GRANTOR: SCHRIEWER VOLKER & IR						
GRANTEE: CHAE PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E52 S30 W52 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	OR	0.00	0.00	0.52	AC		1.00	1.00	1.75	80,000.00	140,000.00	72,800							
2	009630	C	SWAMP	0		OR	0.00	0.00	2.85	AC		1.00	1.00	1.00	500.00	500.00	1,425							

REVIEW DATE 04/19/2023 BY NW Total Acres: 3.37 Total Land Value: 74,225 Market: 0 Agricultural: 0 Common: 74,225 PRINTED 08/06/2024 BY SYS