LOT 24
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

CARROLL KAYLA L
86088 SANTA BARBARA ST
YULEE, FL 32097

2025

38-2N-27-1270-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

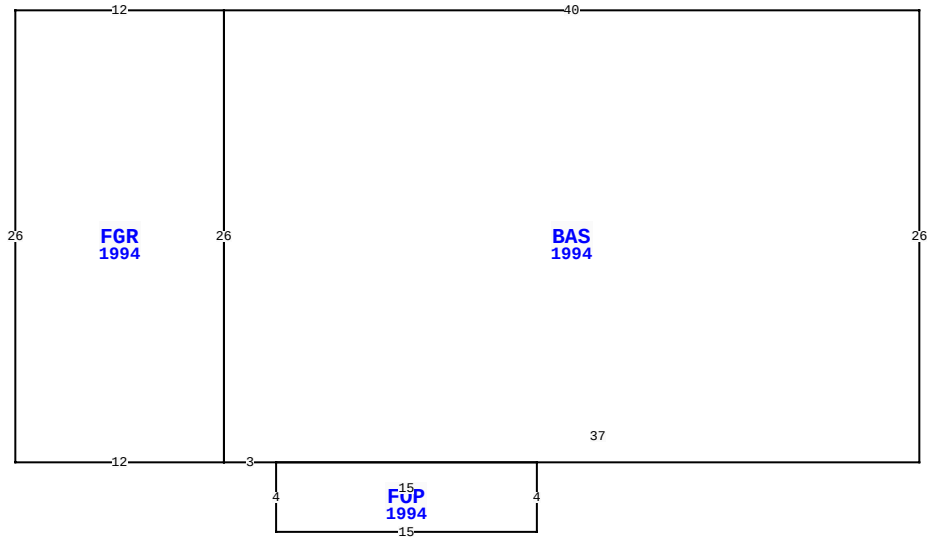
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1994	1,040	114,416
FGR	312	55	1994	172	18,923
FOP	60	30	1994	18	1,981
TOTALS	1,412			1,230	135,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,230	129.4260	129.43	159,199	1994	1994	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1040 HX Base Yr 2019



86088 SANTA BARBARA ST, YULEE

BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		135,319
TOTAL MARKET OB/XF VALUE		5,052
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		195,371
SOH/AGL Deduction		69,207
ASSESSED VALUE		126,164
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,442
TOTAL JUST VALUE		195,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01023	NEW CONSTR	49,014	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/1963	2/26/2019	TD	U	I	11	100
GRANTOR: OLIVER ANNETTE C REV						
GRANTEE: CARROL KAYLA L						
2255/0976	2/13/2019	TD	U	I	11	100
GRANTOR: OLIVER ANNETTE C REV						
GRANTEE: CARROLL KAYLA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W40 FGR=[YR=1994] W12 S26 E12 N26$ S26 E3
FOP=[YR=1994] S4 E15 N4 W15$ E37 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	0811	CONCRETE B	0	100	0	0	1,472.00	SF	5.20	5.20	100	1994	1994	3	66	5,052	

LAND DESCRIPTION

TOTAL OB/XF 5,052

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS