LOT 29
IN OR 949/16
LOFTON OAKS @ YULEE HOME

WHITE WILLIE M & JANET M
86149 SANTA BARBARA STREET
YULEE, FL 32097

2025

38-2N-27-1270-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

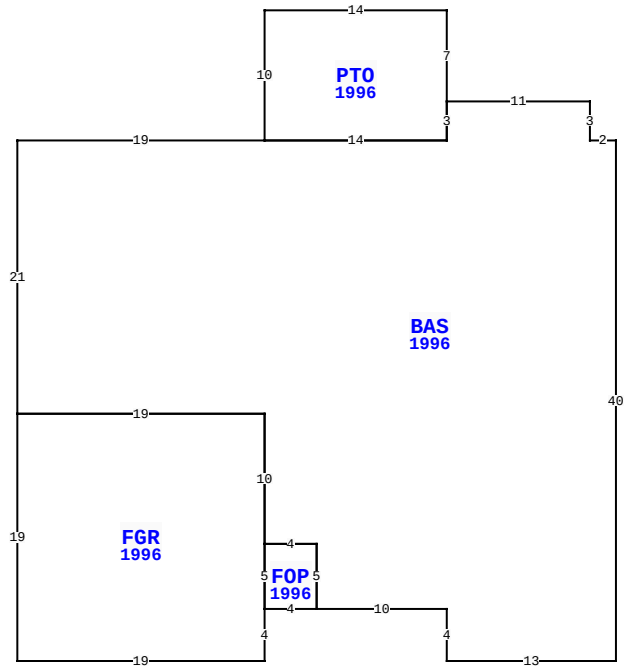
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,436	100	1996	1,436	163,638
FGR	361	55	1996	199	22,676
FOP	20	30	1996	6	684
PTO	140	5	1996	7	798
TOTALS	1,957			1,648	187,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,648	124.5420	124.54	205,242	1996	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2001 Heated Area: 1436 HX Base Yr 2001



86149 SANTA BARBARA ST, YULEE

BLD DATE		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		187,796
TOTAL MARKET OB/XF VALUE		5,622
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		248,418
SOH/AGL Deduction		114,576
ASSESSED VALUE		133,842
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,120
TOTAL JUST VALUE		248,418
NCON VALUE		9,220
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V240007376	INSTALL HARDIE SI	48,248	06/21/2024
95-02321	NEW CONSTR	84,300	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0949/0016	9/12/2000	WD	Q	I		119,900
GRANTOR: GALLIGAN ELIZABETH A						
GRANTEE: WHITE WILLIE M & JA						
0910/0723	12/06/1999	WD	Q	I	05	81,900
GRANTOR: FT MORTGAGE COMPANIES						
GRANTEE: GALLIGAN ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W2 N3 W11 S3 W14 W19 S21 E19 S10 E4 S5 E10 S4 E13 N40 $
FGR=[YR=1996;ORIG=-46,21] S19 E19 N4 N5 N10 W19 $
PTO=[YR=1996;ORIG=-13,-3] N7 W14 S10 E14 N3 $
FOP=[YR=1996;ORIG=-27,36] E4 N5 W4 S5 $
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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	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	804.00	SF	5.20	5.20	100	1996	1996	3	70	2,927	

LAND DESCRIPTION

TOTAL OB/XF 5,622

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 09/24/2024 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS