LOT 30
IN OR 1931/1925
LOFTON OAKS @ YULEE HOME

LYNCH DEWAYNE A
86137 SANTA BARBARA ST
YULEE, FL 32097-5681

2025

38-2N-27-1270-0030-0000

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 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

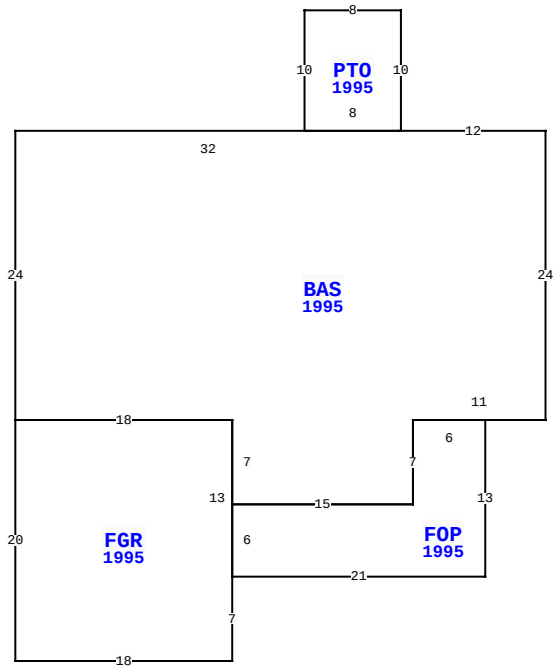
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,161	100	1995	1,161	126,416
FGR	360	55	1995	198	21,559
FOP	168	30	1995	50	5,444
PTO	80	5	1995	4	436
TOTALS	1,769			1,413	153,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,413	126.9840	126.98	179,423	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2016 Heated Area: 1161 HX Base Yr 2016



86137 SANTA BARBARA ST, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		153,855
TOTAL MARKET OB/XF VALUE		5,252
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		214,107
SOH/AGL Deduction		88,790
ASSESSED VALUE		125,317
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,595
TOTAL JUST VALUE		214,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02189	NEW CONSTR	75,000	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1931/1925	8/08/2014	WD	Q	I	01	105,000
GRANTOR: LYNCH KIMBERLY L & CH						
GRANTEE: LYNCH DEWAYNE A						
1428/0097	7/14/2006	WD	Q	I	05	130,000
GRANTOR: FULLARD BRENDA G						
GRANTEE: LYNCH KIMBERLY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W12 PTO=[YR=1995] N10 W8 S10 E8$ W32 S24
FGR=[YR=1995] S20 E18 N7 FOP=[YR=1995] E21 N13 W6 S7 W15 S6$
N13 W18$ E18 S7 E15 N7 E11 N24 $.

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	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	733.00	SF	5.20	5.20	100	1995	1995	3	68	2,592	

LAND DESCRIPTION

TOTAL OB/XF 5,252

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