LOT 32
IN OR 2045/286
LOFTON OAKS @ YULEE HOME

FLAHERTY RAYMOND F
86109 SANTA BARBARA ST
YULEE, FL 32097

2025

38-2N-27-1270-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
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

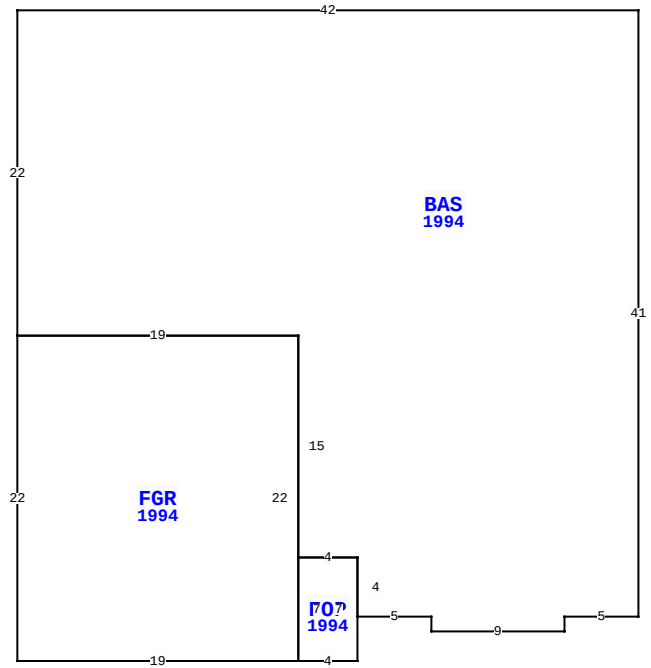
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,354	100	1994	1,354	141,925
FGR	418	55	1994	230	24,109
FOP	28	30	1994	8	839
TOTALS	1,800			1,592	166,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,592	124.0932	124.09	197,551	1994	1994	0	0	0	15.53	84.47

1 SINGLE FAM – 100% - 2004 Heated Area: 1354 HX Base Yr 2004



86109 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		166,871
TOTAL MARKET OB/XF VALUE		6,529
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		228,400
SOH/AGL Deduction		102,317
ASSESSED VALUE		126,083
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,361
TOTAL JUST VALUE		228,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516390	SWIM POOL	2,250	01/01/2005
94-01102	NEW CONSTR	72,450	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2045/0286	4/07/2015	QC	U	I	11	100
GRANTOR: ATKINS KIMBERLY M & R						
GRANTEE: FLAHERTY RAYMOND F						
1133/1388	4/30/2003	WD	Q	I		125,000
GRANTOR: WILLIAMS JAMES T JR &						
GRANTEE: FLAHERTY RAY F III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W42 S22 FGR=[YR=1994] S22 E19 FOP=[YR=1994] E4 N7 W4 S7$ N22 W19$ E19 S15 E4 S4 E5 S1 E9 N1 E5 N41$.

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	897.00	SF	5.20	5.20	100	1994	1994	3	66	3,079	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
3	1242	WD DECK A	0	100	0	0	391.00	SF	10.00	10.00	100	2005	2005	3	22	860	

LAND DESCRIPTION

TOTAL OB/XF 6,529

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