LOT 35
IN OR 2204/1081
LOFTON OAKS @ YULEE HOME

VEST WANITA V
86057 SANTA BARBARA
YULEE, FL 32097

2025

38-2N-27-1270-0035-0000

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		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

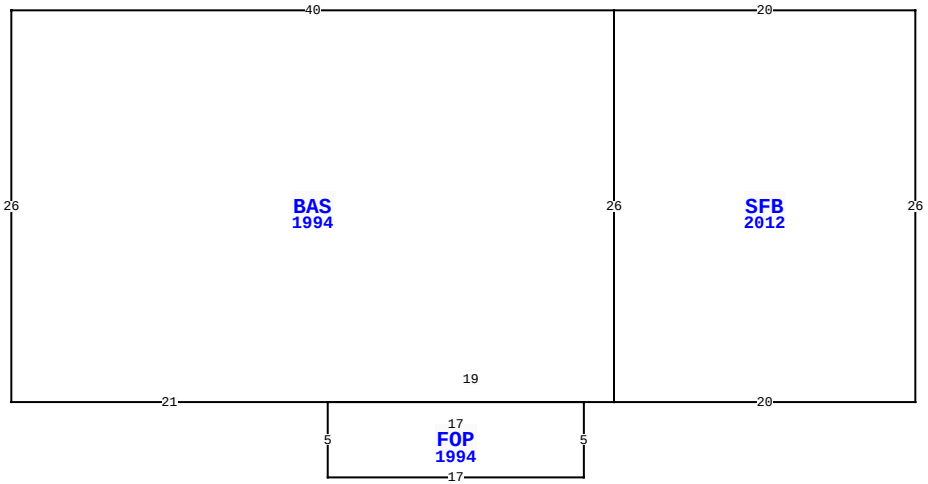
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1994	1,040	109,103
FOP	85	30	1994	26	2,728
SFB	520	80	2012	416	43,642
TOTALS	1,645			1,482	155,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,482	123.4200	123.42	182,908	1994	1994	0	0	0	15.00	85.00

1 SINGLE FAM – 0% - 0 Heated Area: 1456 HX Base Yr



86057 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	155,472
TOTAL MARKET OB/XF VALUE	3,247
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	213,719
SOH/AGL Deduction	6,944
ASSESSED VALUE	206,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,775
TOTAL JUST VALUE	213,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0811	NEW CONSTR	47,816	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/1081	6/18/2018	QC	U	I	11	100
GRANTOR: VEST LARRY LEO JR						
GRANTEE: VEST WANITA V						
0715/1980	10/13/1994	WD	Q	I		62,000
GRANTOR: BOATRIGHT JERLDON C						
GRANTEE: VEST LARRY JR & WAN						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2012] W20 BAS=[YR=1994] W40 S26 E21 FOP=[YR=1994] S5 E17 N5 W17$ E19 N26$ S26 E20 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	0	0	0	946.00	SF	5.20	5.20	100	1994	1994	3	66	3,247	

LAND DESCRIPTION

TOTAL OB/XF 3,247

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	0		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