LOT 37
IN OR 740 PG 885
LOFTON OAKS @ YULEE HOME

WARD RONALD CLIFTON & PETRA K
86019 SANTA BARBARA STREET
YULEE, FL 32097

2025

38-2N-27-1270-0037-0000

BUILDING CHARACTERISTICS

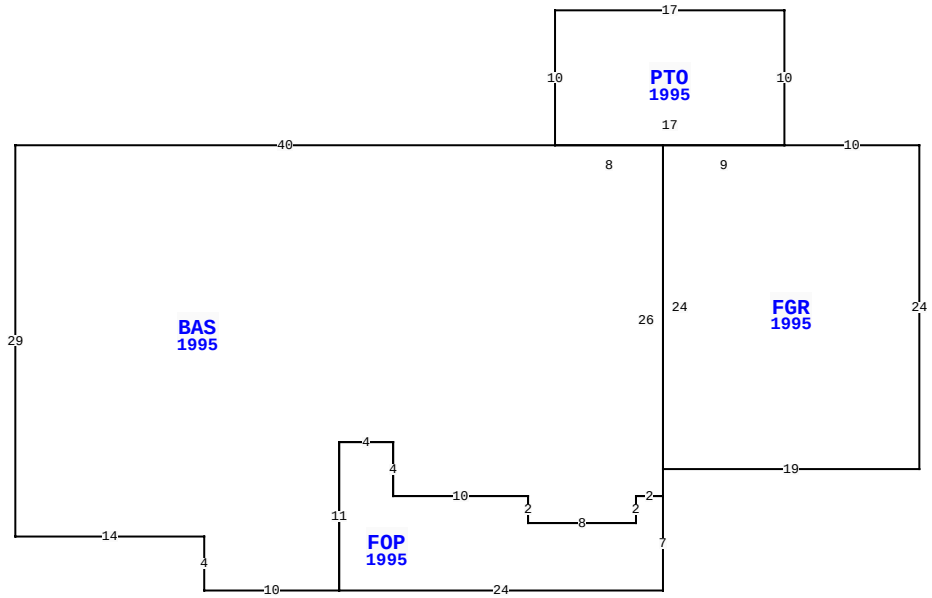
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,360	100	1995	1,360	142,786
FGR	456	55	1995	251	26,353
FOP	168	30	1995	50	5,249
PTO	170	5	1995	8	840
TOTALS	2,154			1,669	175,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,669	138.6000	138.60	231,323	1995	1995	0	0	0	24.25	75.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1360 HX Base Yr 1996



86019 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		175,227
TOTAL MARKET OB/XF VALUE		8,131
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		238,358
SOH/AGL Deduction		106,769
ASSESSED VALUE		131,589
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		75,867
TOTAL JUST VALUE		238,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906008	NEW CONSTR	6,000	04/01/1999
9501946	NEW CONSTR	59,828	05/23/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0740/0885	10/02/1995	WD	Q	I		79,800
GRANTOR: HALLMARK HOMES INC						
GRANTEE: WARD RONALD & PETRA						
0727/1304	10/02/1995	WD	U	V	19	10,800
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W10 PTO=[YR=1995] N10 W17 S10 BAS=[YR=1995] W40 S29 E14 S4 E10 FOP=[YR=1995] E24 N7 W2 S2 W8 N2 W10 N4 W4 S11 $ N11 E4 S4 E10 S2 E8 N2 E2 N26 W8 $ E17 $ W9 S24 E19 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	0811	CONCRETE B	0	100	0	0	890.00	SF	5.20	5.20	100	1995	1995	3	68	3,147	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
3	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00	35.00	100	1999	1999	3	26	2,184	

LAND DESCRIPTION

TOTAL OB/XF 8,131

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