

LOT 40
IN OR 743 PG 1290
LOFTON OAKS @ YULEE HOME

TANNER JAMES D & TRACY W
86024 CATHEDRAL LANE
YULEE, FL 32097

2025

38-2N-27-1270-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 80
Interior Floor	14	CARPET 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	1,665	100	1995	1,665	159,691
FOP	120	30	1995	36	3,453
PTO	237	5	1995	12	1,151
SFB	420	80	2016	336	32,226
TOTALS	2,442			2,049	196,520

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0812	CONCRETE C	0	100	0	0		1,311.00	SF 4.00	4.00	100	1995	1995	3	68	3,566
3	0845	KOOL DECK	0	100	0	0		356.00	SF 7.25	7.25	100	1997	1997	3	72	1,858
4	0861	POOL GUNIT	0	100	0	0		325.00	SF 85.00	85.00	100	1997	1997	3	20	5,525

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,049	113.8368	113.84	233,258	1995	1995	0	0	0 15.75	84.25
1 SINGLE FAM - 100% - 1996											
Heated Area: 2001											
HX Base Yr 1996											
BLD DATE	05/10/2022					NW	LGL DATE				
XF DATE							LAND DATE	04/30/2025			
INC DATE							AG DATE				

86024 CATHEDRAL LN, YULEE	MLU
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		196,520	
TOTAL MARKET OB/XF VALUE		13,609	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		265,129	
SOH/AGL Deduction		116,279	
ASSESSED VALUE		148,850	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		98,128	
TOTAL JUST VALUE		265,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,012	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704132	SWIM POOL	14,500	07/01/1997
95 02096	NEW CONSTR	74,052	07/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0743/1290	11/07/1995	WD	Q	I		93,400	
GRANTOR: HALLMARK HOMES INC							
GRANTEE: TANNER JAMES & TRAC							
0734/0775	7/20/1995	WD	U	V	19	10,800	
GRANTOR: FLAGSHIP PROPERTY MGM							
GRANTEE: HALLMARK HOMES INC							

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=1995] W6 S3 W14 PTO=[YR=1995] W22 S12 E12 N3 E9 S3 E1 N12\$ S12 W1 N3 W9 S3 W30 S32 E16 FOP=[YR=1995] E24 SFB=[YR=2016] E20 N21 W20 S21\$ N5 W24 S5\$ N5 E24 N16 E20 N26\$.			