

LOT 52
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

MUNGIN-WALTERS GAIL P L/E/
85311 SAINT THOMAS ST
YULEE, FL 32097

2025

38-2N-27-1270-0052-0000



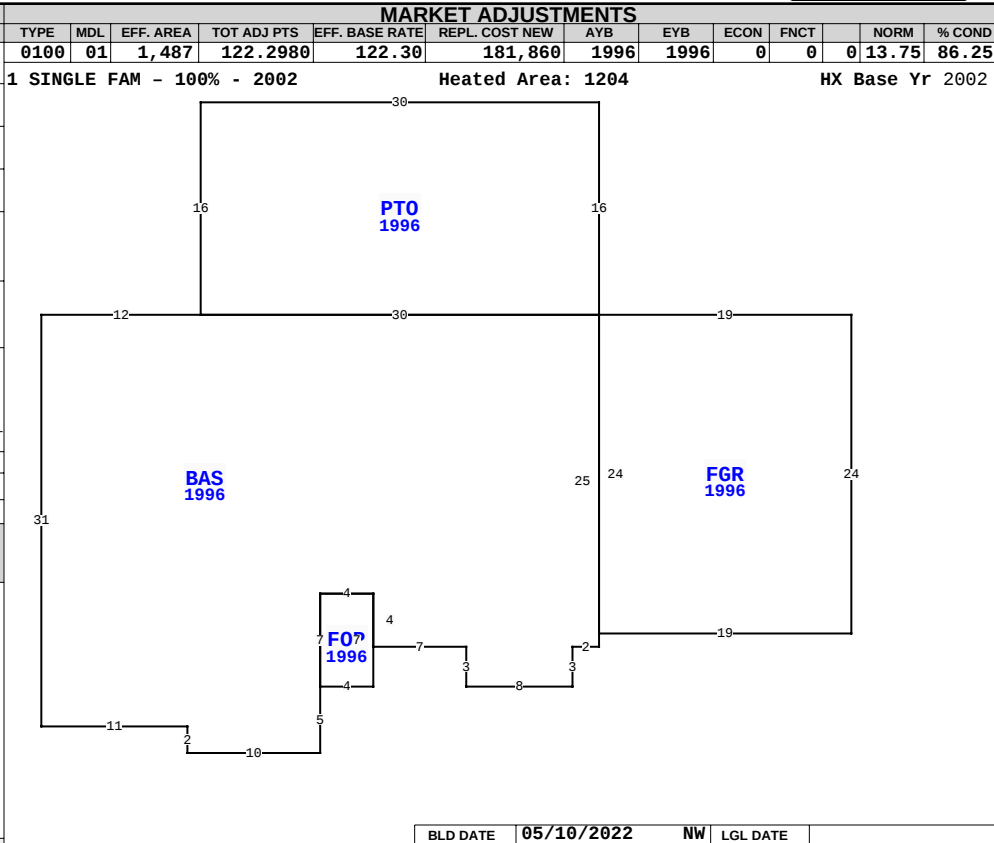
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
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	1,204	100	1996	1,204	127,002
FGR	456	55	1996	251	26,476
FOP	28	30	1996	8	844
PTO	480	5	1996	24	2,531
TOTALS	2,168			1,487	156,854

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0		875.00	SF 5.20	100	1996

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0		875.00	SF 5.20	100	1996

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	156,854		
TOTAL MARKET OB/XF VALUE	3,185		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	215,039		
SOH/AGL Deduction	99,019		
ASSESSED VALUE	116,020		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	65,298		
TOTAL JUST VALUE	215,039		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	233,779		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02379	NEW CONSTR	53,175	11/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2743/448	10/15/2024	LE	U	I	11	100
GRANTOR: MUNGIN-WALTERS GAIL P						
GRANTEE: MUNGIN TANYA L						
2729/503	8/01/2024	QC	U	I	11	100
GRANTOR: MUNGIN-WALTERS GAIL P						
GRANTEE: WALTERS GAIL P MUNG						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FGR=[YR=1996] W19 PTO=[YR=1996] N16 W30 S16 BAS=[YR=1996] W12 S31 E11 S2 E10 N5 FOP=[YR=1996] E4 N7 W4 S7 \$ N7 E4 S4 E7 S3 E8 N3 E2 N25 W30 \$ E30 \$ S24 E19 N24 \$.											