LOT 53
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

AYARS BONNIE LEE L/E/
86905 WORTHINGTON DR
YULEE, FL 32097

2025

38-2N-27-1270-0053-0000

NASSAU COUNTY PROPERTY

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

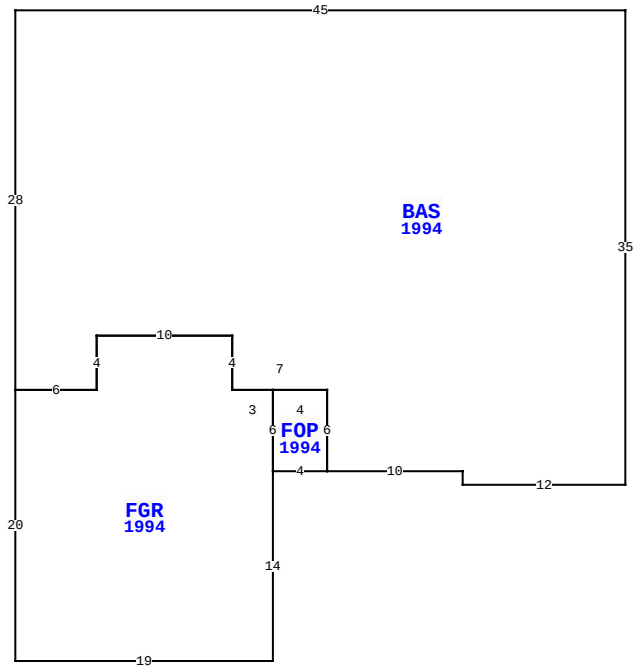
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1994	1,364	142,211
FGR	420	55	1994	231	24,084
FOP	24	30	1994	7	730
TOTALS	1,808			1,602	167,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,602	122.2980	122.30	195,925	1994	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 0% - 0 Heated Area: 1364 HX Base Yr



86060 CATHEDRAL LN, 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	167,026
TOTAL MARKET OB/XF VALUE	5,484
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	227,510
SOH/AGL Deduction	7,794
ASSESSED VALUE	219,716
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,716
TOTAL JUST VALUE	227,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995757	ADDITION	2,508	02/01/1999
94-01104	NEW CONSTR	72,800	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/1592	5/31/2023	LE	U	I	11	100
GRANTOR: AYARS BONNIE LEE						
GRANTEE: WALRATH JASON						
1923/1864	5/15/2014	WD	U	I	11	100
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: AYARS CARL & BONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W45 S28 FGR=[YR=1994] S20 E19 N14 FOP=[YR=1994] E4 N6 W4 S6$ N6 W3 N4 W10 S4 W6$ E6 N4 E10 S4 E7 S6 E10 S1 E12 N35$.

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	1,056.00	SF	5.20	5.20	100	1994	1994	3	66	3,624	
2	0940	SHEDS/PORT	0	0	10	20	200.00	SF	20.10	20.10	100	1994	1994	3	20	804	
3	0755	FSP	0	0	22	12	264.00	SF	20.00	20.00	100	1999	1999	3	20	1,056	

LAND DESCRIPTION

TOTAL OB/XF 5,484

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