LOT 55
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

GOODWIN RHODA I L/E/
86007 GRANT PLACE
YULEE, FL 32097

2025

38-2N-27-1270-0055-0000

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

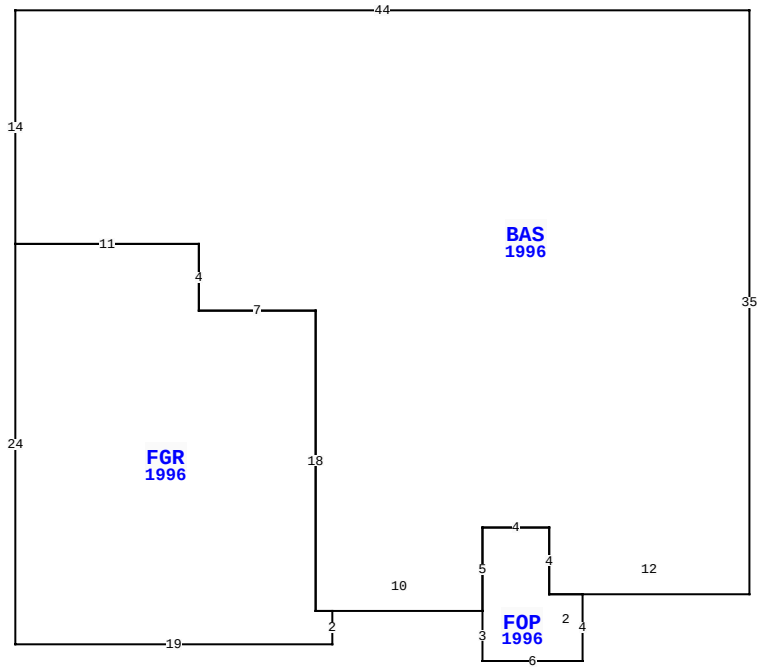
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1996	1,184	129,672
FGR	406	55	1996	223	24,423
FOP	40	30	1996	12	1,314
TOTALS	1,630			1,419	155,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,419	126.9840	126.98	180,185	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1997 Heated Area: 1184 HX Base Yr 1997



86007 GRANT PL, YULEE

BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,410
TOTAL MARKET OB/XF VALUE		12,105
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		222,515
SOH/AGL Deduction		97,769
ASSESSED VALUE		124,746
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		64,024
TOTAL JUST VALUE		222,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805638	XFOB	1,650	12/01/1998
963076	SWIM POOL	11,800	07/01/1996
95-02315	NEW CONSTR	77,850	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2729/500	8/01/2024	LE	U	I	11	100
GRANTOR: GOODWIN RHODA I						
GRANTEE: MCNEELY KIMBERLY S						
1177/1691	10/03/2003	WD	Q	I	01	35,000
GRANTOR: GOODWIN RHODA I BROOK						
GRANTEE: GOODWIN RHODA I & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W44 S14 FGR=[YR=1996] S24 E19 N2 W1 N18 W7 N4 W11$ E11 S4 E7 S18 E10 FOP=[YR=1996] S3 E6 N4 W2 N4 W4 S5$ N5 E4 S4 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	100	0	0	732.00	SF	5.20	5.20	100	1996	1996	3	70	2,664	
2	0845	KOOL DECK	0	100	0	0	696.00	SF	7.25	7.25	100	1996	1996	3	70	3,532	
3	0861	POOL GUNIT	0	100	25	13	325.00	SF	85.00	85.00	100	1996	1996	3	20	5,525	
4	0910	SCRN RM L	0	100	8	16	128.00	SF	15.00	15.00	100	1998	1998	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 12,105

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