LOT 57
IN OR 962/332
LOFTON OAKS @ YULEE HOME

BAIRDAIN BETTY D
86002 GRANT PLACE
YULEE, FL 32097

2025

38-2N-27-1270-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

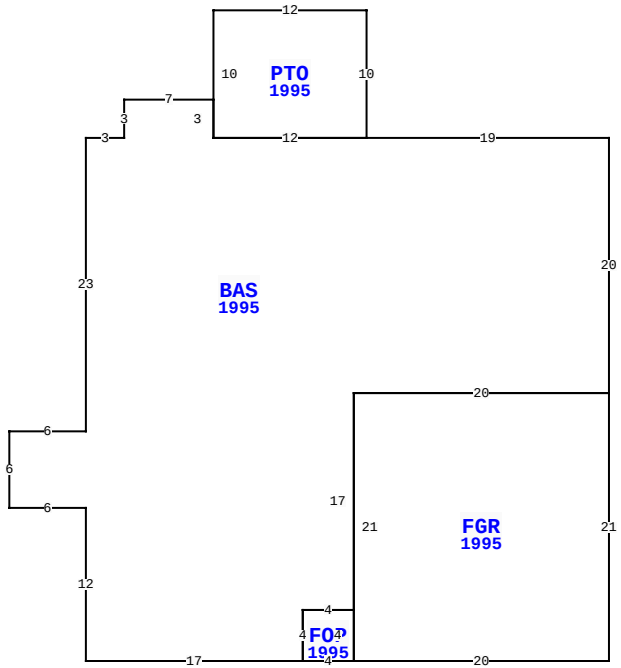
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,302	100	1995	1,302	136,544
FGR	420	55	1995	231	24,225
FOP	16	30	1995	5	525
PTO	120	5	1995	6	629
TOTALS	1,858			1,544	161,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,544	122.2980	122.30	188,831	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1302 HX Base Yr 1996



86002 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		161,923
TOTAL MARKET OB/XF VALUE		2,595
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		219,518
SOH/AGL Deduction		112,031
ASSESSED VALUE		107,487
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,765
TOTAL JUST VALUE		219,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01702	NEW CONSTR	72,900	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0962/0332	12/14/2000	WD	Q	I	01	33,500
GRANTOR: BAIRDAIN FREDERICK M						
GRANTEE: BAIRDAIN BETTY D						
0730/0059	5/22/1995	WD	Q	I		72,900
GRANTOR: HALLMARK HOMES INC						
GRANTEE: BAIRDAIN FREDERICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 PTO=[YR=1995] N10 W12 S10 E12$ W12 N3 W7 S3 W3 S23 W6 S6 E6 S12 E17 FOP=[YR=1995] E4 FGR=[YR=1995] E20 N21 W20 S21$ N4 W4 S4$ N4 E4 N17 E20 N20$.

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	734.00	SF	5.20	5.20	100	1995	1995	3	68	2,595	

LAND DESCRIPTION

TOTAL OB/XF 2,595

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