LOT 58
IN OR 948/334
LOFTON OAKS @ YULEE HOME

BENTON DOROTHY HORNE
86010 GRANT PLACE
YULEE, FL 32097

2025

38-2N-27-1270-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

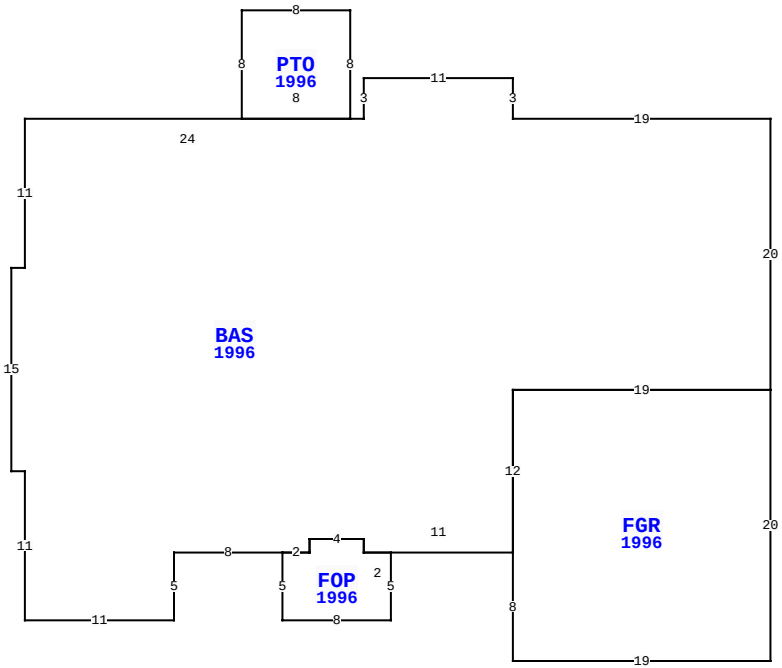
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,631	100	1996	1,631	160,748
FGR	380	55	1996	209	20,598
FOP	44	30	1996	13	1,282
PTO	64	5	1996	3	296
TOTALS	2,119			1,856	182,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,856	114.2680	114.27	212,085	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1631 HX Base Yr 2020



86010 GRANT PL, 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		182,923
TOTAL MARKET OB/XF VALUE		5,046
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		242,969
SOH/AGL Deduction		107,934
ASSESSED VALUE		135,035
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,313
TOTAL JUST VALUE		242,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02317	NEW CONSTR	88,000	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0948/0334	9/06/2000	WD	U	I	07	100
GRANTOR: IRWIN MORTGAGE CORP						
GRANTEE: HORNE DOROTHY L						
0939/0976	7/07/2000	WD	Q	I	05	98,000
GRANTOR: IRWIN MORTGAGE CORPOR						
GRANTEE: HORNE DOROTHY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W19 N3 W11 S3 W1 PTO=[YR=1996] N8 W8 S8 E8 $ W24 S11 W1 S15 E1 S11 E11 N5 E8 FOP=[YR=1996] S5 E8 N5 W2 N1 W4 S1 W2 $ E2 N1 E4 S1 E11 FGR=[YR=1996] S8 E19 N20 W19 S12 $ N12 E19 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	646.00	SF	5.20	5.20	100	1996	1996	3	70	2,351	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 5,046

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