LOT 62
IN OR 1518/103
LOFTON OAKS @ YULEE HOME

JONES DONALD R & SUSAN A
86001 CHAZZ PLACE
YULEE, FL 32097

2025

38-2N-27-1270-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

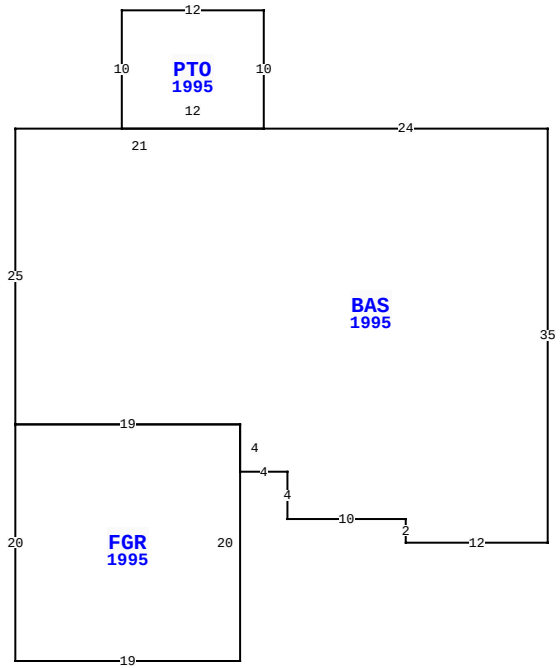
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,341	100	1995	1,341	140,633
FGR	380	55	1995	209	21,919
PTO	120	5	1995	6	629
TOTALS	1,841			1,556	163,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,556	122.2980	122.30	190,299	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2008 Heated Area: 1341 HX Base Yr 2008



86001 CHAZZ 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		163,181
TOTAL MARKET OB/XF VALUE		2,829
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		221,010
SOH/AGL Deduction		122,823
ASSESSED VALUE		98,187
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,465
TOTAL JUST VALUE		221,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01656	NEW CONSTR	75,000	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/0103	8/08/2007	WD	Q	I		180,000
GRANTOR: PHILLIPS GERALD K & L						
GRANTEE: JONES DONALD R & SU						
0728/1857	5/04/1995	WD	Q	I		74,900
GRANTOR: HALLMARK HOMES INC						
GRANTEE: PHILLIPS GERALD & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 PTO=[YR=1995] N10 W12 S10 E12$ W21 S25
FGR=[YR=1995] S20 E19 N20 W19$ E19 S4 E4 S4 E10 S2 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	800.00	SF	5.20	5.20	100	1995	1995	3	68	2,829	

LAND DESCRIPTION

TOTAL OB/XF 2,829

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