LOT 64
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

ESPINOSA MICHELLE N
86014 CHAZZ PLACE
YULEE, FL 32097

2025

38-2N-27-1270-0064-0000

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

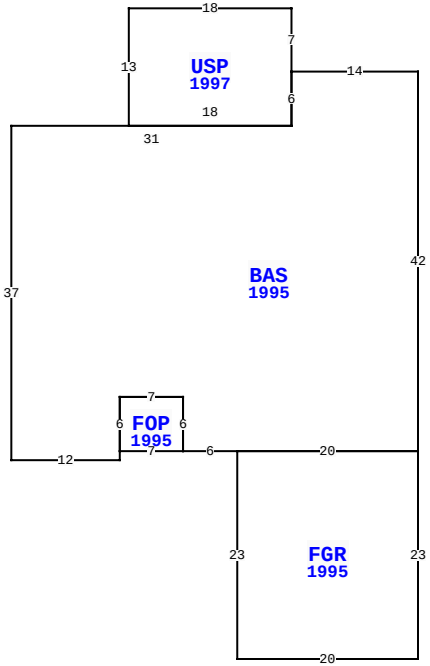
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1995	1,674	164,029
FGR	460	55	1995	253	24,790
FOP	42	30	1995	13	1,274
USP	234	30	1997	70	6,859
TOTALS	2,410			2,010	196,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,010	114.2680	114.27	229,683	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2020 Heated Area: 1674 HX Base Yr 2020



86014 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		196,953
TOTAL MARKET OB/XF VALUE		3,195
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		255,148
SOH/AGL Deduction		73,749
ASSESSED VALUE		181,399
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,677
TOTAL JUST VALUE		255,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704080	ADDITION	1,600	07/01/1997
95-02015	NEW CONSTR	93,600	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2293/1914	7/24/2019	WD	Q	I	01	170,000
GRANTOR: COUTO JOHN M						
GRANTEE: ESPINOSA MICHELLE N						
1786/1562	3/23/2012	QC	U	I	11	100
GRANTOR: COUTO JOHN M & LISA A						
GRANTEE: COUTO JOHN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 USP=[YR=1997] N7 W18 S13 E18 N6$ S6 W31 S37 E12 N1 FOP=[YR=1995] E7 N6 W7 S6$ N6 E7 S6 E6 FGR=[YR=1995] S23 E20 N23 W20$ E20 N42$.

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	697.00	SF	5.20	5.20	100	1995	1995	3	68	2,465	
2	1242	WD DECK A	0	100	14	14	196.00	SF	10.00	10.00	100	1997	1997	3	20	392	
3	1242	WD DECK A	0	100	13	13	169.00	SF	10.00	10.00	100	1997	1997	3	20	338	

LAND DESCRIPTION

TOTAL OB/XF 3,195

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