LOT 65
IN OR 2055/1140
LOFTON OAKS @ YULEE HOME

AFLLEJE LARA M SPRINGEMAN
PO BOX 700007
TULSA, OK 74132

2025

38-2N-27-1270-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

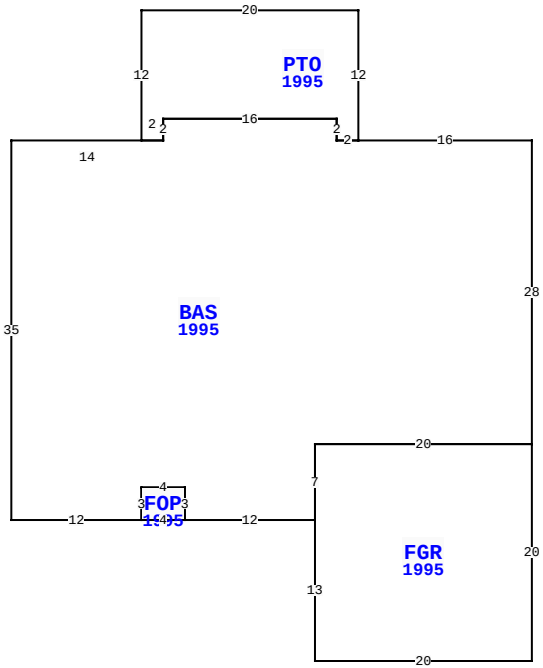
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,560	100	1995	1,560	157,447
FGR	400	55	1995	220	22,204
FOP	12	30	1995	4	404
PTO	208	5	1995	10	1,009
TOTALS	2,180			1,794	181,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,794	117.7000	117.70	211,154	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 1560 HX Base Yr



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

86030 CHAZZ PL, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	181,065
TOTAL MARKET OB/XF VALUE	5,540
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	241,605
SOH/AGL Deduction	9,128
ASSESSED VALUE	232,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,477
TOTAL JUST VALUE	241,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01693	NEW CONSTR	84,000	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/1140	6/30/2016	QC	U	I	11	54,000
GRANTOR: AFLLEJE MANUELITO V						
GRANTEE: AFLLEJE MANUELITO V						
0730/1885	6/06/1995	WD	Q	I		83,700
GRANTOR: HALLMARK HOMES INC						
GRANTEE: AFLLEJE MANUELITO &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W16 PTO=[YR=1995] N12 W20 S12 E2 N2 E16 S2 E2$ W2 N2 W16 S2 W14 S35 E12 FOP=[YR=1995] E4 N3 W4 S3$ N3 E4 S3 E12 FGR=[YR=1995] S13 E20 N20 W20 S7$ N7 E20 N28 $.

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	0	0	0	1,059.00	SF	4.00	4.00	100	1995	1995	3	68	2,880	

LAND DESCRIPTION

TOTAL OB/XF 5,540

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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