

LOT 95
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

NUVIEW TRUST CO FBO PETER COUGHLIN IRA
280 S RONALD REAGAN BLVD
LONGWOOD, FL 32750

2025

38-2N-27-1270-0095-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 70			
Interior Floo	11	CLAY TILE 30			
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	999	100	1995	999	114,953
FGR	437	55	1995	240	27,617
FOP	24	30	1995	7	805
USP	192	30	2025	58	6,674
TOTALS	1,652			1,304	150,049

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,304	134.1912	134.19	174,984	1995	1995	0	0	0 14.25	85.75

1 SINGLE FAM - 0% - 2025

Heated Area: 999

HX Base Yr

The site map illustrates a property layout with four distinct areas labeled in blue: USP 2025, BAS 1995, FGR 1995, and FOP 1995. The USP 2025 area is a rectangular section at the top right, measuring 16 units wide and 12 units high. The BAS 1995 area is a larger rectangular section below USP 2025, measuring 16 units wide and 36 units high. The FGR 1995 area is a rectangular section on the left, measuring 19 units wide and 23 units high. The FOP 1995 area is a small rectangular section at the bottom center, measuring 4 units wide and 4 units high. Various other dimensions are provided for the boundaries and internal sections of the property, including 14, 3.7, 5, 12, 16, 6, 8, 19, 13, 6, 4, 9, 10, 2, and 10.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025