

LOT 22
IN OR 1326/647
1996 COUG DW/MH

WELLS JON M
86009 LOFTON CT
YULEE, FL 32097

2025

38-2N-27-1525-0022-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	1995
UOP	728	25	2014
TOTALS	1,976		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	M/H	94+	- 100%	- 2007																			
				Heated Area: 1248			HX Base Yr 2007																
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		91,099			
TOTAL MARKET OB/XF VALUE		11,914			
TOTAL LAND VALUE - MARKET		93,500			
TOTAL MARKET VALUE		196,513			
SOH/AGL Deduction		77,365			
ASSESSED VALUE		119,148			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		68,426			
TOTAL JUST VALUE		196,513			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		179,525			
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
B1902484	24X35SHED	50,190	03/12/2019		
B1429025	720FOP	15,293	07/01/2014		
951168	MH MOVE-ON	0	02/05/1996		
941299	CHNGE SRVC	0	10/01/1994		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
1326/0647	6/16/2005	WD Q	Q I		113,000
GRANTOR: MARTIN LARRY W					
GRANTEE: WELLS JON M					
0686/1263	8/16/1993	WD Q	V		22,500
GRANTOR: LAWHON KARL ETAL					
GRANTEE: MARTIN LARRY W					
BUILDING NOTES					
BUILDING DIMENSIONS					
UOP=[YR=2014] N14 W52 S14 E52 \$ BAS=[YR=1995] W52 S24 E52 N24\$.					

EXTRA FEATURES												86009 LOFTON CT, YULEE					
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	0830	FLAGSTONE	0	100	4	10			12.00	100	1995	1995	3	68	326		
2	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1995	1995	3	76	2,660		
3	1076	TRELLIS A	0	100	14	8			7.50	100	1999	1999	3	21	176		
4	1076	TRELLIS A	0	100	15	3			7.50	100	1999	1999	3	21	71		
5	0825	BRICK	0	100	0	0			12.50	100	1999	1999	3	93	2,860		
6	0350	CARPORT WD	0	100	16	10			13.00	100	2002	2002	3	20	416		
7	0940	SHEDS/PORT	0	100	12	10			30.00	100	2004	2004	3	21	756		
8	0940	SHEDS/PORT	0	100	0	0			30.00	100	2004	2004	3	21	1,058		
9	1123	CB 8"	0	100	0	0			6.15	100	2000	2000	3	77	639		
10	0811	CONCRETE B	0	100	114	6			5.20	100	2004	2004	3	83	2,952		
TOTALS												1,976			1,430	42,883	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	85,000.00	85,000.00	93,500							

