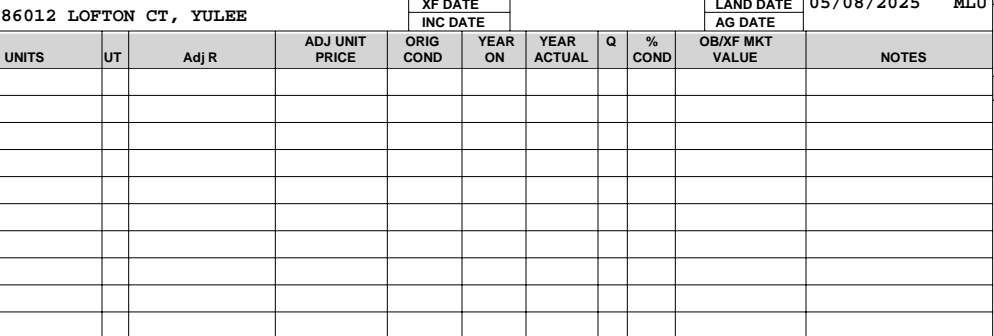




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	13	LVT/LAMNT	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,377	100	1994
USP	432	50	1997
USP	84	50	2011
TOTALS	1,893		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,635	121.0000	102.85	168,160	1994	2000	0	0	56.00	44.00		
1 M/H 94+ - 100% - 2024 Heated Area: 1377 HX Base Yr 2024													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			81,032
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			192,640
TOTAL MARKET VALUE			273,672
SOH/AGL Deduction			112,404
ASSESSED VALUE			161,268
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			110,546
TOTAL JUST VALUE			273,672
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010015	REPLACEMENT SFR:	472,499	08/29/2024
B995876	GARAGE	13,200	03/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2662/1211	7/27/2023	WD	U	I	11	100
GRANTOR: GAINES JAMES C						
GRANTEE: YOUNG MATTHEW & ANG						
2657/660	7/27/2023	WD	Q	I	01	315,000
GRANTOR: GAINES JAMES CLIFFORD						
GRANTEE: YOUNG MATTHEW & ANG						

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

TOTAL OB/XF														
0														

BUILDING NOTES													
86012 LOFTON CT, YULEE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/08/2025 MLU													

BUILDING DIMENSIONS													
USP=[YR=1997] W36 S12 BAS=[YR=1994] W15 S27 E21USP=[YR=2011] S6 E14 N6 W14 \$ E30 N27 W36\$ E36 N12\$.													

LAND DESCRIPTION																								
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	2.23	AC		1.00	1.00	1.00	85,000.00	85,000.00	189,550							
2	009630	C	SWAMP	100		OR	0.00	0.00	6.18	AC		1.00	1.00	1.00	500.00	500.00	3,090							

