

LOT 30
IN OR 1778/1687
R583852 & R583853

WEBB JAMES M & CANDICE D
86130 LOFTON CT
YULEE, FL 32097

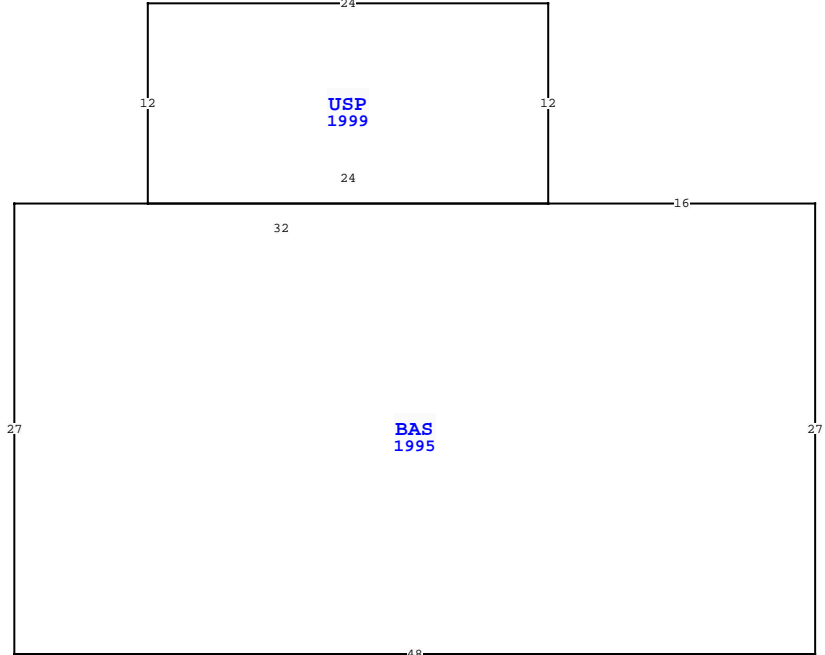
2025

38-2N-27-1525-0030-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	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	
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	1,296	100	1995
USP	288	50	1999
TOTALS	1,584		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,440	123.2000	104.72	150,797	1995	1995	0	0	70.00	30.00
1 M/H 94+ - 100% - 2015 Heated Area: 1296 HX Base Yr 2015											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			45,239
TOTAL MARKET OB/XF VALUE			2,280
TOTAL LAND VALUE - MARKET			95,467
TOTAL MARKET VALUE			142,986
SOH/AGL Deduction			67,288
ASSESSED VALUE			75,698
TOTAL EXEMPTION VALUE	HX HB		50,698
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			142,986
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			132,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1045	MH MOVE-ON	0	09/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1778/1687	2/13/2012	WD Q	Q I	02	90,000	
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: WEBB JAMES M & CAND						
1476/0145	2/02/2007	WD Q	Q I	05	141,000	
GRANTOR: WESTBERRY ROBERT & TR						
GRANTEE: CHAE PROPERTIES LLC						

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	1242	WD DECK A	0 100	23	12	276.00	SF	10.00	10.00	100	1997	1997	3	20	552	
2	0351	CARPORT MT	0 100	20	20	400.00	SF	6.60	6.60	100	1997	1997	3	20	528	
3	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200	

TOTAL OB/XF												2,280									
86130 LOFTON CT, YULEE																					
BLD DATE												LGL DATE						05/08/2025		MLU	
XF DATE												LAND DATE									
INC DATE												AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1995] W16 USP=[YR=1999] N12 W24 S12 E24\$ W32 S27 E48 N27\$.											

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	0006	OR	0.00	0.00	0.63	AC		1.00	1.00	1.75	85,000.00	148,750.00	93,712							
2	009630	C	SWAMP	100		OR	0.00	0.00	3.51	AC		1.00	1.00	1.00	500.00	500.00	1,755							