



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	100
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		1	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	1,560	100	2024
TOTALS	1,560		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,560	116.0000	98.60	153,816	2023	2023	0	0	1.00	99.00		
1 M/H 94+ - 0% - 2024													
Heated Area: 1560													
HX Base Yr													
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2024 </div>													
86152 LOFTON CT, YULEE													
BLD DATE		LGL DATE		05/08/2025		MLU							
XF DATE		LAND DATE											
INC DATE		AG DATE											

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			152,278	
TOTAL MARKET OB/XF VALUE			0	
TOTAL LAND VALUE - MARKET			78,775	
TOTAL MARKET VALUE			231,053	
SOH/AGL Deduction			15,879	
ASSESSED VALUE			215,174	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			215,174	
TOTAL JUST VALUE			231,053	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			208,588	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006095			05/11/2023
23000988	MH MOVE-ON	0	01/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0949	7/13/2021	WD	Q	V	01	65,500
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: CROOMS ALLAN G JR &						
1496/0580	5/02/2007	WD	Q	V		90,000
GRANTOR: SCHRIEWER VOLKER & IR						
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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=10,10] E52 S30 W52 N30 \$													

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	DPHT 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	0006	OR	0.00	0.00	0.52	AC		1.00	1.00	1.75	85,000.00	148,750.00	77,350							
2	009630	C	SWAMP	0		OR	0.00	0.00	2.85	AC		1.00	1.00	1.00	500.00	500.00	1,425							