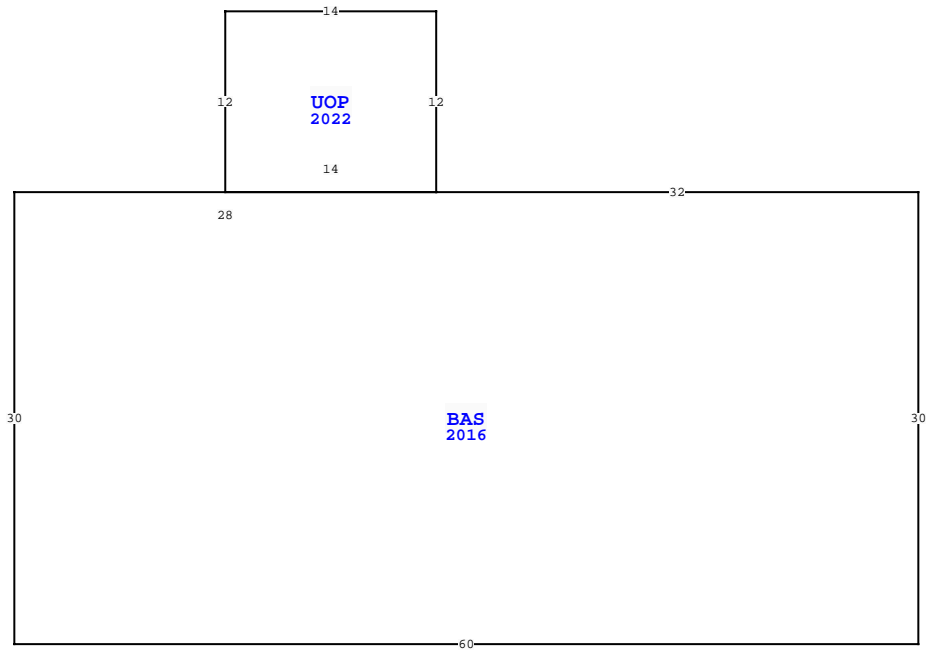




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
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	1,800	100	2016
UOP	168	25	2022
TOTALS	1,968		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,842	117.0000	99.45	183,187	2016	2016	0	0	20.00	80.00	
1 M/H 94+ - 100% - 2017 Heated Area: 1800 HX Base Yr 2017												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			146,550
TOTAL MARKET OB/XF VALUE			1,679
TOTAL LAND VALUE - MARKET			95,432
TOTAL MARKET VALUE			243,661
SOH/AGL Deduction			110,897
ASSESSED VALUE			132,764
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			82,042
TOTAL JUST VALUE			243,661
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165765	CO ISSUED	0	10/24/2016
MH165765	MH MOVE-ON	0	08/01/2016
B25472	STG BLDG	43,288	01/01/2012
B25235	ADDITION	7,307	10/01/2011
95-1105	MH MOVE-ON	0	11/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/0238	6/22/2016	WD	Q	I	01	118,000
GRANTOR: PENSICO TRUST CO FBO N						
GRANTEE: SUSAN BOONE, GUARDIA						
2026/0117	1/21/2016	SW	U	I	12	85,600
GRANTOR: SEEK KYLE A & DANIELL						
GRANTEE: PENSICO TRUST CO FBO						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0810	CONCRETE A	0 100	30 14	420.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2025	MLU	

BUILDING NOTES												
86158 LOFTON CT, YULEE												

BUILDING DIMENSIONS												
BAS=[YR=2016] W32 UOP=[YR=2022] N12 W14 S12 E14\$ W28 S30 E60 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	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	3.44	AC		1.00	1.00	1.00	500.00	500.00	1,720								