PT JOHN D VAUGHAN GRANT
SEC 38-2N-27E IN OR 1986/195

LOFTON CREEK DENTAL PA
109 AZALEA PL
NEPTUNE BEACH, FL 32266

2026

38-2N-27-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

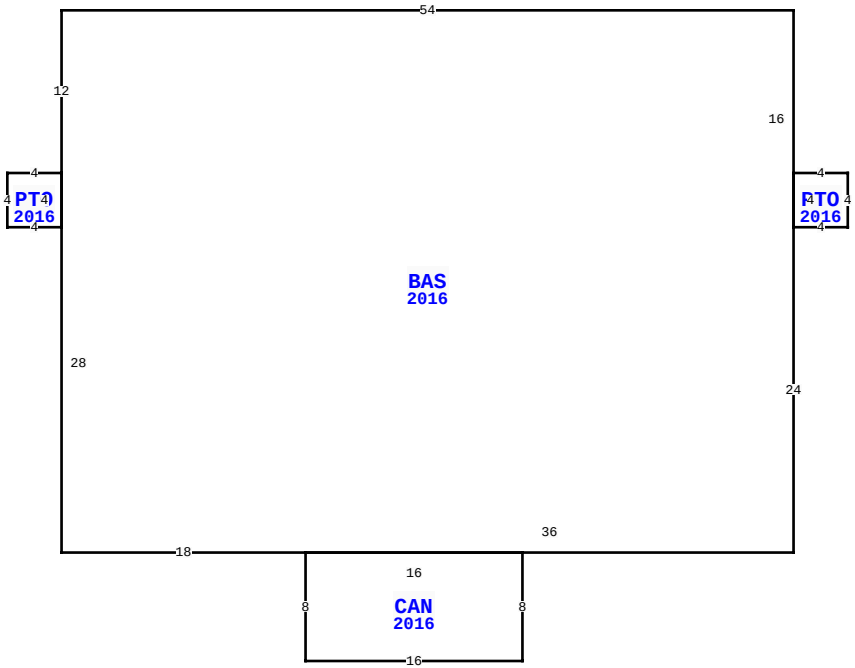
DOR CODE 1720 MEDICAL OFFICE
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2016	2,160	326,945
CAN	128	30	2016	38	5,752
PTO	16	5	2016	1	151
PTO	16	5	2016	1	151
TOTALS	2,320			2,200	333,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	2,200	92.7675	159.33	350,526	2016	2016	0	0	0	5.00	95.00

2 MDL OFFICE 0% - 0 Heated Area: 2160 HX Base Yr



463480 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	333,000
TOTAL MARKET OB/XF VALUE	18,533
TOTAL LAND VALUE - MARKET	961,800
TOTAL MARKET VALUE	1,313,333
SOH/AGL Deduction	363,050
ASSESSED VALUE	950,283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	950,283
TOTAL JUST VALUE	1,313,333
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,133,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631620	NEW CONSTR 5/25	309,577	01/01/2016
8015	MH MOVE-ON	1,000	01/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1986/0195	6/11/2015	WD	Q	V	01	425,000
GRANTOR: EZELL INVESTMENT CO						
GRANTEE: LOFTON CREEK DENTAL						
0901/0518	9/29/1999	WD	Q	V	01	100
GRANTOR: EZELL BEATRICE C						
GRANTEE: EZELL INVESTMENT CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W54 S12 PTO=[YR=2016] W4 S4 E4 N4 $ S28 E18
CAN=[YR=2016] S8 E16 N8 W16 $ E36 N24 PTO=[YR=2016] E4 N4
W4 S4 $ N16 $.

EXTRA FEATURES

LN	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	0802	ASPHALT B	0	0	0	0	4,859.00	SF	2.40	2.40	100	2016	2016	3	74	8,630	
2	0855	CONC PAVER	0	0	0	0	592.00	SF	10.00	10.00	100	2016	2016	3	95	5,624	
3	0812	CONCRETE C	0	0	0	0	1,025.00	SF	4.00	4.00	100	2016	2016	3	95	3,895	
4	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	100	2016	2016	3	96	384	

LAND DESCRIPTION

TOTAL OB/XF 18,533

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001901	C	MEDICAL OF	0	0004	PUD	0.00	0.00	80,150.00	SF		1.00	1.00	1.00	12.00	12.00	961,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.84 Total Land Value: 961,800 Market: 0 Agricultural: 0 Common: 961,800 PRINTED 07/09/2026 BY SYS