LOT 28
IN OR 2199/126
LOFTON OAKS @ YULEE HOME

GARNER KATHLEEN E
86176 SANTA BARBARA ST
YULEE, FL 32097

**2026**

**38-2N-27-1270-0028-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

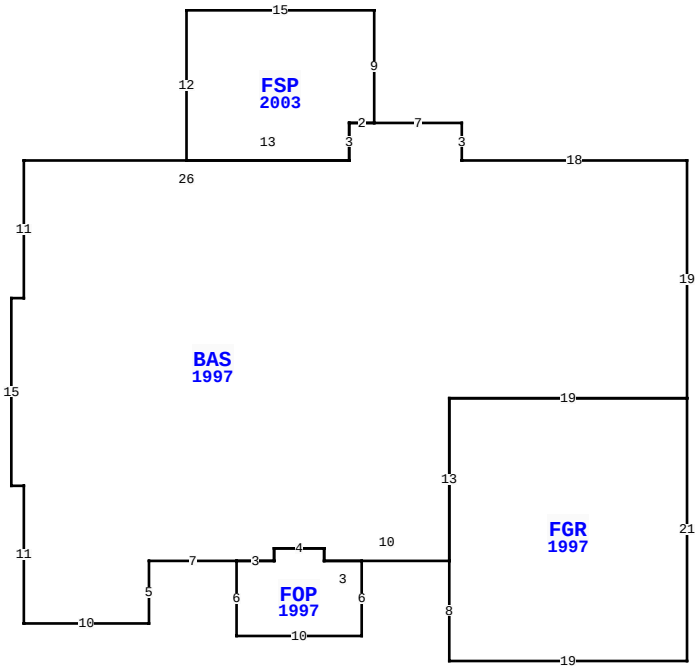
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4046.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,537 | 100 | 1997 | 1,537 | 167,206 |
| FGR | 399 | 55 | 1997 | 219 | 23,824 |
| FOP | 64 | 30 | 1997 | 19 | 2,067 |
| FSP | 174 | 40 | 2003 | 70 | 7,615 |
| TOTALS | 2,174 | | | 1,845 | 200,712 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,845 | 120.1200 | 126.13 | 232,710 | 1997 | 1997 | 0 | 0 | 0 | 13.75 | 86.25 |

1 SINGLE FAM 100% - 2020 Heated Area: 1537 HX Base Yr 2020




| | | | |
|---|---|---|---|
| BLD DATE | 05/10/2022 NW | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2026 MLU |
| INC DATE | | AG DATE | |

86176 SANTA BARBARA ST, YULEE

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 200,712 |
| TOTAL MARKET OB/XF VALUE | | 2,695 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 263,407 |
| SOH/AGL Deduction | | 72,727 |
| ASSESSED VALUE | | 190,680 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 139,269 |
| TOTAL JUST VALUE | | 263,407 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 264,065 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R034751 | REPAIR/RRF | 649 | 01/01/2003 |
| 973841 | NEW CONSTR | 77,000 | 04/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2199/0126 | 4/17/2018 | WD | U | I | 11 | 100 |
| GRANTOR: WARDEN ROBERT G SR & | | | | | | |
| GRANTEE: GARNER KATHLEEN E | | | | | | |
| 2191/0575 | 4/17/2018 | WD | Q | I | 01 | 174,500 |
| GRANTOR: WARDEN ROBERT G SR & | | | | | | |
| GRANTEE: GARNER KATHLEEN E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W18 N3 W7 FSP=[YR=2003] N9 W15 S12 E13 N3 E2 $ W2 S3 W26 S11 W1 S15 E1 S11 E10 N5 E7 FOP=[YR=1997] S6 E10 N6 W3 N1 W4 S1 W3 $ E3 N1 E4 S1 E10 FGR=[YR=1997] S8 E19 N21 W19 S13 $ N13 E19 N19 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1997 | 1997 | 3 | 77 | 2,695 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,695

| 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 | 000100 | C | RES | 100 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS