LOT 39
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

RANSOM GREGORY S
86004 CATHEDRAL LANE
YULEE, FL 32097

2026

38-2N-27-1270-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

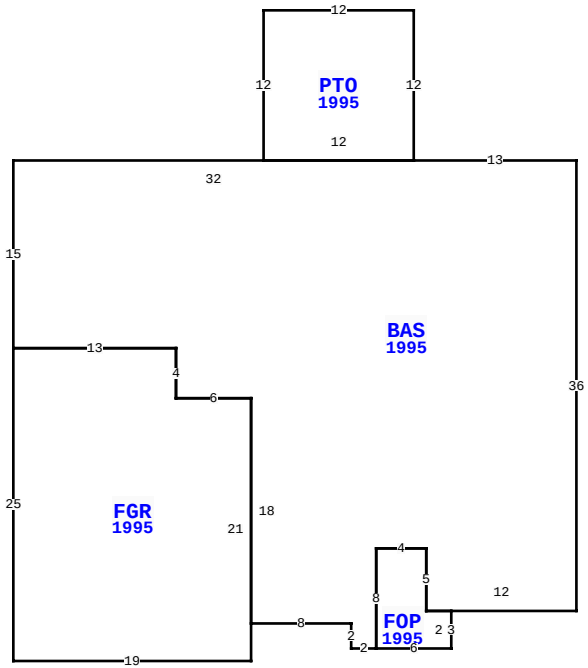
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,239	100	1995	1,239	129,475
FGR	451	55	1995	248	25,916
FOP	38	30	1995	11	1,149
PTO	144	5	1995	7	731
TOTALS	1,872			1,505	157,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,505	116.7390	122.58	184,483	1995	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 2020 Heated Area: 1239 HX Base Yr 2020



86004 CATHEDRAL LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,272
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		219,862
SOH/AGL Deduction		62,301
ASSESSED VALUE		157,561
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		101,150
TOTAL JUST VALUE		219,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01564	NEW CONSTR	92,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2788/1496	5/17/2025	FJ	U	I	11	0
GRANTOR: RANSOM DOLLY EST						
GRANTEE: RANSOM GREGORY S						
2278/1895	5/31/2019	WD	Q	I	02	173,000
GRANTOR: NORMAND ROBERT F JR &						
GRANTEE: RANSOM GREGORY S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W13 PTO=[YR=1995] N12 W12 S12 E12 $ W32 S15
FGR=[YR=1995] S25 E19 N21 W6 N4 W13 $ E13 S4 E6 S18 E8 S2 E2
FOP=[YR=1995] E6 N3 W2 N5 W4 S8 $ N8 E4 S5 E12 N36 $.

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	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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