LOT 40
IN OR 743 PG 1290
LOFTON OAKS @ YULEE HOME

TANNER JAMES D & TRACY W
86024 CATHEDRAL LANE
YULEE, FL 32097

2026

38-2N-27-1270-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

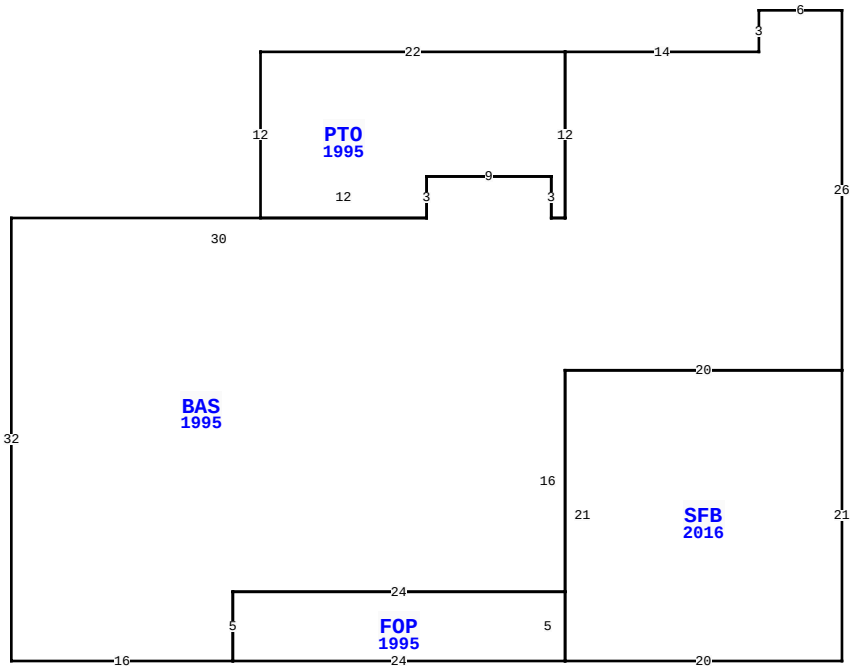
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,665	100	1995	1,665	159,011
FOP	120	30	1995	36	3,438
PTO	237	5	1995	12	1,146
SFB	420	80	2016	336	32,089
TOTALS	2,442			2,049	195,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,049	108.6624	114.10	233,791	1995	1995	0	0	0	16.30	83.70

1 SINGLE FAM 100% - 1996 Heated Area: 2001 HX Base Yr 1996



86024 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		195,683
TOTAL MARKET OB/XF VALUE		45,090
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		300,773
SOH/AGL Deduction		147,904
ASSESSED VALUE		152,869
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,458
TOTAL JUST VALUE		300,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704132	SWIM POOL	14,500	07/01/1997
95 02096	NEW CONSTR	74,052	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0743/1290	11/07/1995	WD	Q	I		93,400
GRANTOR: HALLMARK HOMES INC						
GRANTEE: TANNER JAMES & TRAC						
0734/0775	7/20/1995	WD	U	V	19	10,800
GRANTOR: FLAGSHIP PROPERTY MGM						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W6 S3 W14 PTO=[YR=1995] W22 S12 E12 N3 E9 S3 E1 N12$ S12 W1 N3 W9 S3 W30 S32 E16 FOP=[YR=1995] E24 SFB=[YR=2016] E20 N21 W20 S21$ N5 W24 S5$ N5 E24 N16 E20 N26$.

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	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1997	1997	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 45,090

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