LOT 43
IN OR 1909/1927
LOFTON OAKS @ YULEE HOME

DAVIS ELMER
86031 CATHEDRAL LN
YULEE, FL 32097

2026

38-2N-27-1270-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

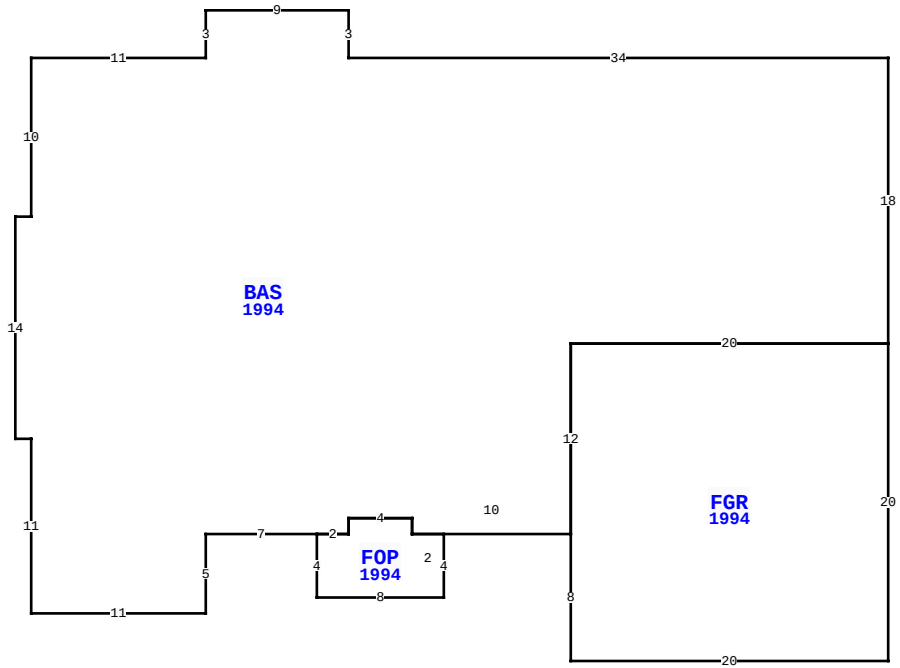
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,472	100	1994	1,472	147,970
FGR	400	55	1994	220	22,115
FOP	36	30	1994	11	1,105
TOTALS	1,908			1,703	171,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	113.7150	119.40	203,338	1994	1994	0	0	0	15.81	84.19

1 SINGLE FAM 100% - 2015 Heated Area: 1472 HX Base Yr 2015



86031 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		171,190
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		233,710
SOH/AGL Deduction		93,674
ASSESSED VALUE		140,036
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		83,625
TOTAL JUST VALUE		233,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01380	NEW CONSTR	82,800	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1909/1927	3/28/2014	SW	Q	I	01	126,000
GRANTOR: FANNIE MAE						
GRANTEE: DAVIS ELMER						
1864/0056	6/24/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FANNIE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W34 N3 W9 S3 W11 S10 W1 S14 E1 S11 E11 N5 E7
FOP=[YR=1994] S4 E8 N4 W2 N1 W4 S1 W2$ E2 N1 E4 S1 E10
FGR=[YR=1994] S8 E20 N20 W20 S12$ N12 E20 N18$.

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	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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