

LOT 49
IN OR 1185/698
LOFTON OAKS @ YULEE HOME

PINETTE AMANDA J &/REMINGTON SUSAN
1310 MALLARD DR W
CHAMBERSBURG, PA 17202

2026

38-2N-27-1270-0049-0000



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	1,467	100	1997	1,467	150,658
FGR	342	55	1997	188	19,307
FOP	15	30	1997	4	411
FOP	98	30	1997	29	2,978
TOTALS	1,922			1,688	173,354

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,688	113.4000	119.07	200,990	1997	1997		0	0	13.75
1 SINGLE FAM 0% - 0 Heated Area: 1467 HX Base Yr											
84313 ST PAUL BLVD, YULEE											
BLD DATE 05/10/2022 NW LGL DATE 04/07/2026 MLU											
XF DATE											
INC DATE											

TOTAL OB/XF 2,695											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF 2,695											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT	1.00

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	173,354		
TOTAL MARKET OB/XF VALUE	2,695		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	236,049		
SOH/AGL Deduction	0		
ASSESSED VALUE	236,049		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	236,049		
TOTAL JUST VALUE	236,049		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	234,783		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963174	NEW CONSTR	71,650	08/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1185/0698	10/31/2003	WD	Q	I		128,000	
GRANTOR: WEHNER ANNA & GARY BE							
GRANTEE: PINETTE AMANDA J &							
0817/0201	12/17/1997	WD	Q	I		91,200	
GRANTOR: ATLANTIC BUILDERS INC							
GRANTEE: WEHNER ANNA & GARY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W46 FGR=[YR=1997] W18 S19 E18 N19 \$ S19									
FOP=[YR=1997] S3 E5 N3 W5 \$ E5 S3 W5 S4 W2 S8 E41									
FOP=[YR=1997] E7 N14 W7 S14 \$ N14 E7 N20 \$.									

OTHER ADJUSTMENTS AND NOTES									

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