LOT 52
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

MUNGIN-WALTERS GAIL P L/E/
85311 SAINT THOMAS ST
YULEE, FL 32097

**2026**

**38-2N-27-1270-0052-0000**

## 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 |

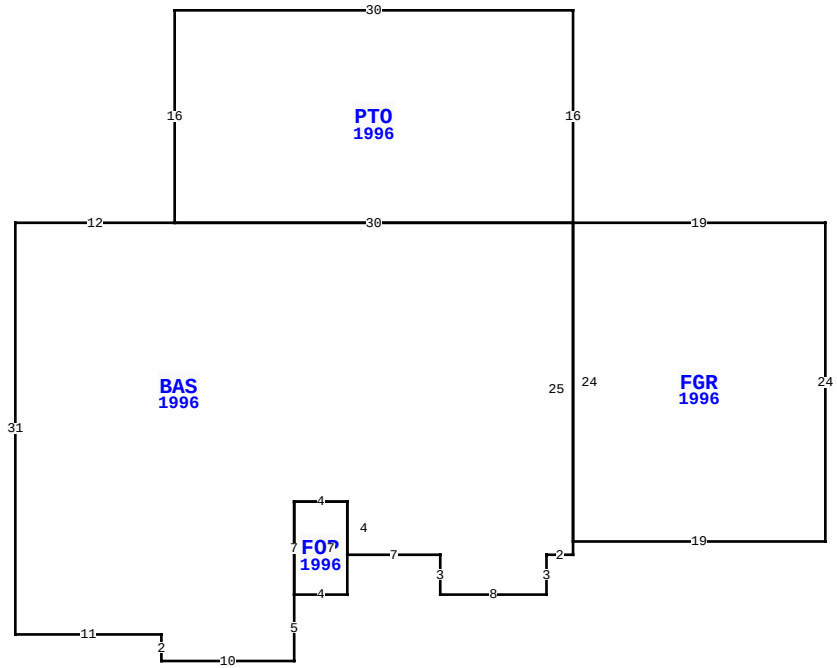
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,204 | 100 | 1996 | 1,204 | 126,555 |
| FGR | 456 | 55 | 1996 | 251 | 26,384 |
| FOP | 28 | 30 | 1996 | 8 | 841 |
| PTO | 480 | 5 | 1996 | 24 | 2,523 |
| TOTALS | 2,168 | | | 1,487 | 156,302 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,487 | 116.7390 | 122.58 | 182,276 | 1996 | 1996 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SINGLE FAM 100% - 2002 Heated Area: 1204 HX Base Yr 2002




85311 ST THOMAS ST, 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 | | 156,302 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 216,302 |
| SOH/AGL Deduction | | 97,149 |
| ASSESSED VALUE | | 119,153 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 67,742 |
| TOTAL JUST VALUE | | 216,302 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 215,039 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 95 02379 | NEW CONSTR | 53,175 | 11/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2743/448 | 10/15/2024 | LE | U | I | 11 | 100 |
| GRANTOR: MUNGIN-WALTERS GAIL P | | | | | | |
| GRANTEE: MUNGIN TANYA L | | | | | | |
| 2729/503 | 8/01/2024 | QC | U | I | 11 | 100 |
| GRANTOR: MUNGIN-WALTERS GAIL P | | | | | | |
| GRANTEE: WALTERS GAIL P MUNG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1996] W19 PTO=[YR=1996] N16 W30 S16 BAS=[YR=1996] W12 S31 E11 S2 E10 N5 FOP=[YR=1996] E4 N7 W4 S7 $ N7 E4 S4 E7 S3 E8 N3 E2 N25 W30 $ E30 $ S24 E19 N24 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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