LOT 55
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

GOODWIN RHODA I L/E/
86007 GRANT PLACE
YULEE, FL 32097

**2026**

**38-2N-27-1270-0055-0000**

## BUILDING CHARACTERISTICS

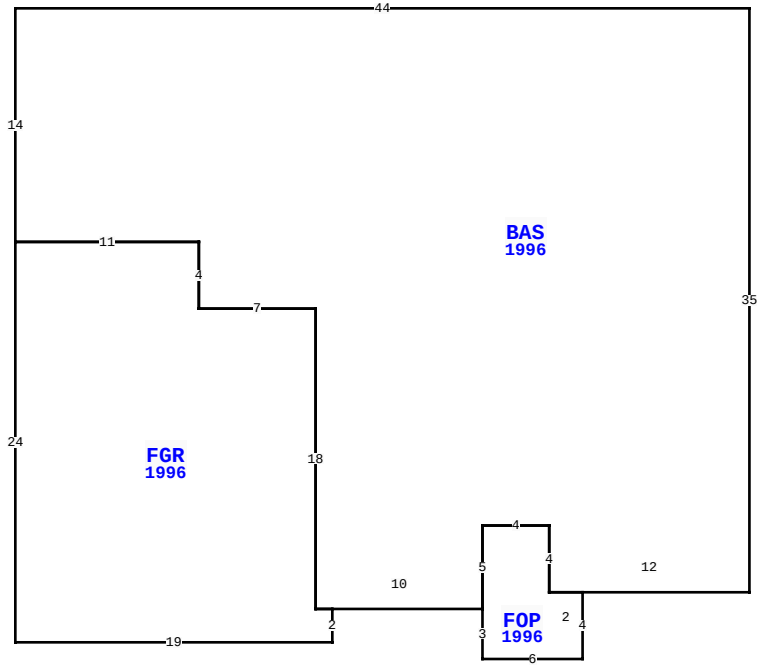
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,184 | 100 | 1996 | 1,184 | 129,215 |
| FGR | 406 | 55 | 1996 | 223 | 24,337 |
| FOP | 40 | 30 | 1996 | 12 | 1,309 |
| TOTALS | 1,630 | | | 1,419 | 154,861 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,419 | 121.2120 | 127.27 | 180,596 | 1996 | 1996 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SINGLE FAM 100% - 1997 Heated Area: 1184 HX Base Yr 1997




86007 GRANT PL, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 154,861 |
| TOTAL MARKET OB/XF VALUE | | 42,961 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 257,822 |
| SOH/AGL Deduction | | 129,708 |
| ASSESSED VALUE | | 128,114 |
| TOTAL EXEMPTION VALUE | HX HB VX WX | 61,411 |
| BASE TAXABLE VALUE | | 66,703 |
| TOTAL JUST VALUE | | 257,822 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 222,515 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9805638 | XFOB | 1,650 | 12/01/1998 |
| 963076 | SWIM POOL | 11,800 | 07/01/1996 |
| 95-02315 | NEW CONSTR | 77,850 | 10/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2729/500 | 8/01/2024 | LE | U | I | 11 | 100 |
| GRANTOR: GOODWIN RHODA I | | | | | | |
| GRANTEE: MCNEELY KIMBERLY S | | | | | | |
| 1177/1691 | 10/03/2003 | WD | Q | I | 01 | 35,000 |
| GRANTOR: GOODWIN RHODA I BROOK | | | | | | |
| GRANTEE: GOODWIN RHODA I & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W44 S14 FGR=[YR=1996] S24 E19 N2 W1 N18 W7 N4 W11$ E11 S4 E7 S18 E10 FOP=[YR=1996] S3 E6 N4 W2 N4 W4 S5$ N5 E4 S4 E12 N35$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0860 | POOL/SPA | 0 | 100 | 25 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 1996 | 1996 | 04 | 85 | 42,500 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 8 | 16 | 128.00 | SF | 18.00 | 18.00 | 100 | 1998 | 1998 | 3 | 20 | 461 | |

## LAND DESCRIPTION

TOTAL OB/XF 42,961

| 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