LOT 56
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

PEREZ KATHERINE & JARED
86001 GRANT PL
YULEE, FL 32097

2026

38-2N-27-1270-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

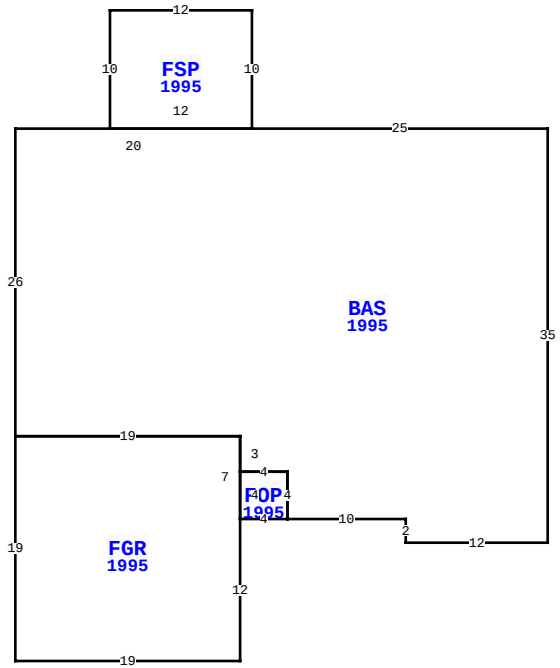
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,360	100	1995	1,360	143,418
FGR	361	55	1995	199	20,985
FOP	16	30	1995	5	528
FSP	120	40	1995	48	5,062
TOTALS	1,857			1,612	169,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,612	117.8100	123.70	199,404	1995	1995	0	0	0	14.75	85.25

1 SINGLE FAM 0% - 2026 Heated Area: 1360 HX Base Yr



86001 GRANT PL, YULEE

BLD DATE		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	169,992
TOTAL MARKET OB/XF VALUE	2,590
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	232,582
SOH/AGL Deduction	0
ASSESSED VALUE	232,582
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,582
TOTAL JUST VALUE	232,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01704	NEW CONSTR	78,315	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2832/514	11/26/2025	WD	Q	I	01	295,800
GRANTOR: HUNDLEY CHRISTINE						
GRANTEE: PEREZ KATHERINE & J						
2158/1564	11/15/2017	QC	U	I	11	100
GRANTOR: LAWRENCE CHRISTINE						
GRANTEE: LAWRENCE CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W25 FSP=[YR=1995] N10 W12 S10 E12$ W20 S26
FGR=[YR=1995] S19 E19 N12 FOP=[YR=1995] E4 N4 W4 S4$ N7 W19$
E19 S3 E4 S4 E10 S2 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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	0	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