LOT 59
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

CALDWELL STEPHANIE S
86026 GRANT PLACE
YULEE, FL 32097

2026

38-2N-27-1270-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

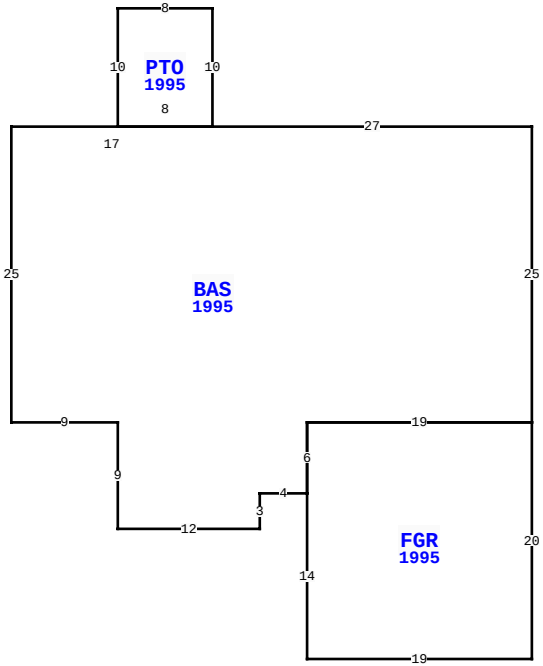
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1995	1,232	139,571
FGR	380	55	1995	209	23,677
PTO	80	5	1995	4	454
TOTALS	1,692			1,445	163,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,445	126.5628	132.89	192,026	1995	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 2025 Heated Area: 1232 HX Base Yr 2025



86026 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		163,702
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		226,292
SOH/AGL Deduction		0
ASSESSED VALUE		226,292
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,881
TOTAL JUST VALUE		226,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02322	NEW CONSTR	79,400	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2755/1694	12/12/2024	WD	Q	I	01	261,000
GRANTOR: BOWEN MICHAEL A & SUN						
GRANTEE: CALDWELL STEPHANIE						
2457/1381	4/28/2021	WD	Q	I	01	220,000
GRANTOR: HABLE THOMAS V & JEAN						
GRANTEE: BOWEN MICHAEL A & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W27 PTO=[YR=1995] N10 W8 S10 E8$ W17 S25 E9 S9 E12 N3 E4 FGR=[YR=1995] S14 E19 N20 W19 S6$ N6 E19 N25$.

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
2	0500	FP-PRE FAB	0	100	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	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 03/12/2025 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS