LOT 61
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

MCDONALD PHYLLIS SHERRY
86005 CHAZZ PL
YULEE, FL 32097

2026

38-2N-27-1270-0061-0000

BUILDING CHARACTERISTICS

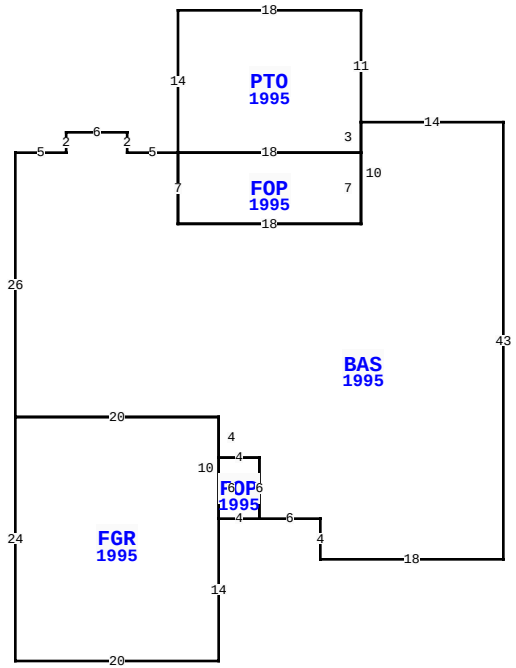
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,504	100	1995	1,504	165,299
FGR	480	55	1995	264	29,015
FOP	24	30	1995	7	769
FOP	126	30	1995	38	4,177
PTO	252	5	1995	13	1,429
TOTALS	2,386			1,826	200,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,826	125.0550	131.31	239,772	1995	1995	0	0	0	16.30	83.70

1 SINGLE FAM 100% - 2023 Heated Area: 1504 HX Base Yr 2023



86005 CHAZZ 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		200,689
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		263,279
SOH/AGL Deduction		0
ASSESSED VALUE		263,279
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		156,868
TOTAL JUST VALUE		263,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007444	REPAIR/RRF	8,760	08/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/0338	2/10/2022	WD	Q	I	02	300,000
GRANTOR: LE HUNG &						
GRANTEE: MCDONALD PHYLLIS SH						
2125/0240	6/06/2017	WD	Q	I	01	135,000
GRANTOR: TINSLEY DENISE & CIND						
GRANTEE: LE HUNG & ZENGZHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 PTO=[YR=1995] N11 W18 S14 FOP=[YR=1995] S7 E18 N7 W18 $ E18 N3 $ S10 W18 N7 W5 N2 W6 S2 W5 S26 FGR=[YR=1995] S24 E20 N14 FOP=[YR=1995] E4 N6 W4 S6 $ N10 W20 $ E20 S4 E4 S6 E6 S4 E18 N43 $.

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	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 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