LOT 95
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

NUVIEW TRUST CO FBO PETER COUGHLIN IRA
280 S RONALD REAGAN BLVD
LONGWOOD, FL 32750

2026

38-2N-27-1270-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

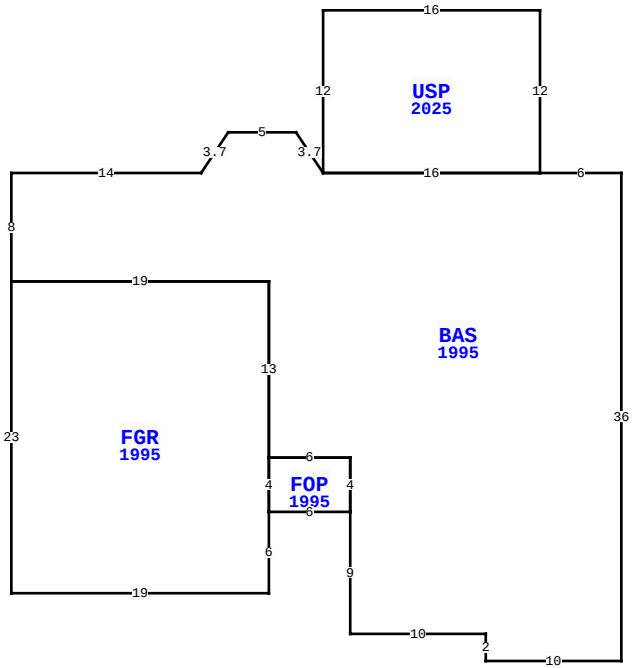
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	999	100	1995	999	114,547
FGR	437	55	1995	240	27,519
FOP	24	30	1995	7	803
USP	192	30	2025	58	6,650
TOTALS	1,652			1,304	149,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,304	128.0916	134.50	175,388	1995	1995	0	0	0	14.75	85.25

1 SINGLE FAM 0% - 2025 Heated Area: 999 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2026 MLU
INC DATE		AG DATE	

85134 ST THOMAS ST, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	149,518
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	209,518
SOH/AGL Deduction	0
ASSESSED VALUE	209,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,518
TOTAL JUST VALUE	209,518
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009555	REPAIR/RRF	7,000	10/27/2017
9502300	NEW CONSTR	44,000	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/1917	8/30/2024	WD	Q	I	01	221,500
GRANTOR: MORRIS JUSTIN R & ALE						
GRANTEE: NUVIEW TRUST CO FBO						
2253/1766	2/07/2019	WD	Q	I	01	165,000
GRANTOR: MCDUFFIE BARBARA C &						
GRANTEE: MORRIS JUSTIN R & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W6 W16 U3L2 W5 D3L2 W14 S8 E19 S13 E6 S4 S9 E10 S2 E10 N36 $
FGR=[YR=1995;ORIG=-45,8] S23 E19 N6 N4 N13 W19 $
FOP=[YR=1995;ORIG=-26,25] E6 N4 W6 S4 $
USP=[YR=2025;ORIG=-22,0] E16 N12 W16 S12 $
.

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	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 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