LOT 25
IN OR 776 PG 668
R672555 & R672556

KIRK RICHARD L
86032 LOFTON COURT
YULEE, FL 32097

**2026**

**38-2N-27-1525-0025-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| 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 |
| Quality | 03 | Quality Level 03 |

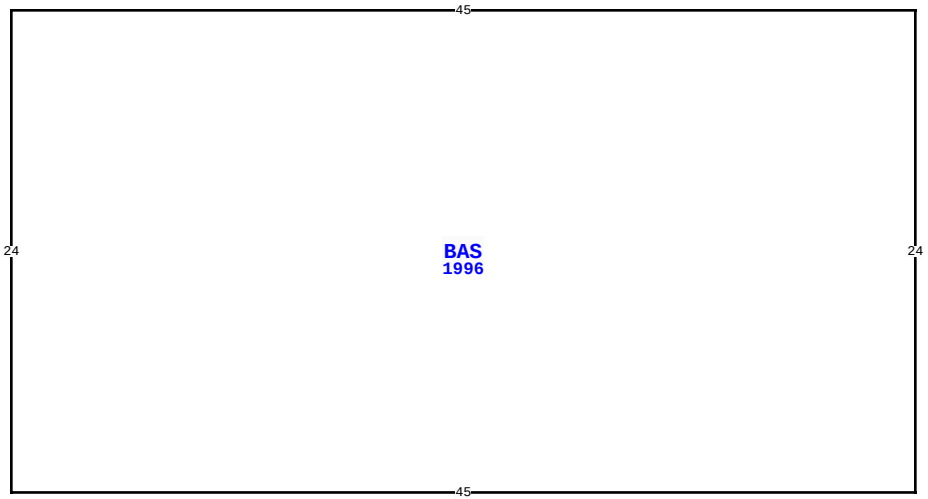
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,080 | 100 | 1996 | 1,080 | 33,709 |
| TOTALS | 1,080 | | | 1,080 | 33,709 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,080 | 122.4000 | 104.04 | 112,363 | 1986 | 1994 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 100% - 1997 Heated Area: 1080 HX Base Yr 1997




86032 LOFTON CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 33,709 |
| TOTAL MARKET OB/XF VALUE | | 5,358 |
| TOTAL LAND VALUE - MARKET | | 99,440 |
| TOTAL MARKET VALUE | | 138,507 |
| SOH/AGL Deduction | | 75,848 |
| ASSESSED VALUE | | 62,659 |
| TOTAL EXEMPTION VALUE | HX HB | 37,659 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 138,507 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 131,274 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 971578 | MH MOVE-ON | 0 | 01/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0776/0668 | 11/06/1996 | WD | Q | V | | 25,000 |

GRANTOR: LAWHON KARL E ET AL T
GRANTEE: KIRK RICHARD L

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W45 S24 E45 N24$.

## 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 | 0756 | FEP | 0 | 100 | 12 | 10 | 120.00 | SF | 27.00 | 27.00 | 100 | 1997 | 1997 | 3 | 20 | 648 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 8 | 10 | 80.00 | SF | 10.00 | 10.00 | 100 | 1997 | 1997 | 3 | 20 | 160 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 20 | 25 | 500.00 | SF | 35.00 | 35.00 | 100 | 2000 | 2000 | 3 | 26 | 4,550 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,358

| 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 | | OR | 0.00 | 0.00 | 0.62 | AC | | 1.00 | 1.00 | 1.75 | 90,000.00 | 157,500.00 | 97,650 | | | | | | | |
| 2 | 009630 | C | SWAMP | 100 | | OR | 0.00 | 0.00 | 3.58 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 1,790 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.20 Total Land Value: 99,440 Market: 0 Agricultural: 0 Common: 99,440 PRINTED 07/09/2026 BY SYS