LOT 27
IN OR 2215/964
OAK WOODS PB 5/370

DOUGLAS DEBORAH B & HAROLD WAYNE
86064 LOFTON COURT
YULEE, FL 32097

2026

38-2N-27-1525-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

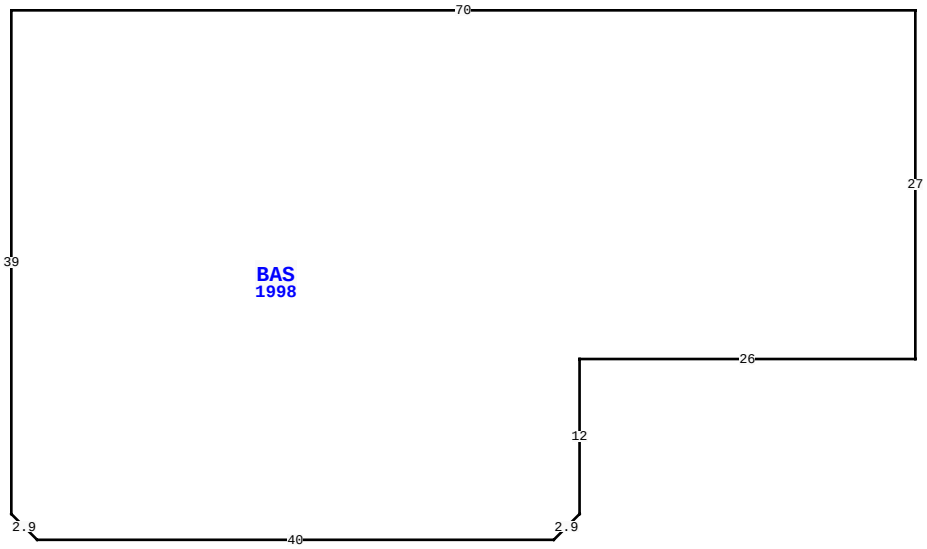
DOR CODE: 0200 MOBILE HOME
MAP NUM:
MKT AREA: 04
NEIGHBORHOOD/LOC: 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,502	100	1998	2,502	100,916
TOTALS	2,502			2,502	100,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,502	128.0400	115.24	288,330	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 0 Heated Area: 2502 HX Base Yr 2019



86064 LOFTON CT, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		100,916
TOTAL MARKET OB/XF VALUE		3,661
TOTAL LAND VALUE - MARKET		91,495
TOTAL MARKET VALUE		196,072
SOH/AGL Deduction		86,310
ASSESSED VALUE		109,762
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,351
TOTAL JUST VALUE		196,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982246	MH MOVE-ON	0	06/01/1998
94-553	MH MOVE-ON	48,245	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/0964	8/01/2018	QC	U	I	11	42,500
GRANTOR: ARNOLD DEBORAH N/K/A						
GRANTEE: DOUGLAS DEBORAH B &						
0867/1042	2/11/1999	QC	U	I	09	100
GRANTOR: ARNOLD EDWARD A & DEB						
GRANTEE: ARNOLD DEBORAH E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W70 S39 D2 R2 E40 R2 U2 N12 E26 N27$.

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	1242	WD DECK A	0	100	13	25	325.00	SF	10.00	10.00	100	1998	1998	3	20	650	
2	1242	WD DECK A	0	100	5	16	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	
3	0752	USP	0	100	12	36	432.00	SF	15.00	15.00	100	2008	2008	3	44	2,851	

LAND DESCRIPTION

TOTAL OB/XF 3,661

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	0.57	AC		1.00	1.00	1.75	90,000.00	157,500.00	89,775							
2	009630	C	SWAMP	100		OR	0.00	0.00	3.44	AC		1.00	1.00	1.00	500.00	500.00	1,720							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.01 Total Land Value: 91,495 Market: 0 Agricultural: 0 Common: 91,495 PRINTED 07/09/2026 BY SYS