LOT 28 1993 MERI TW/MH
IN OR 1734/524
OAK WOODS PB 5/370

TOMLINSON SARA E & TIMOTHY P
86092 LOFTON COURT
YULEE, FL 32097

2026

38-2N-27-1525-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

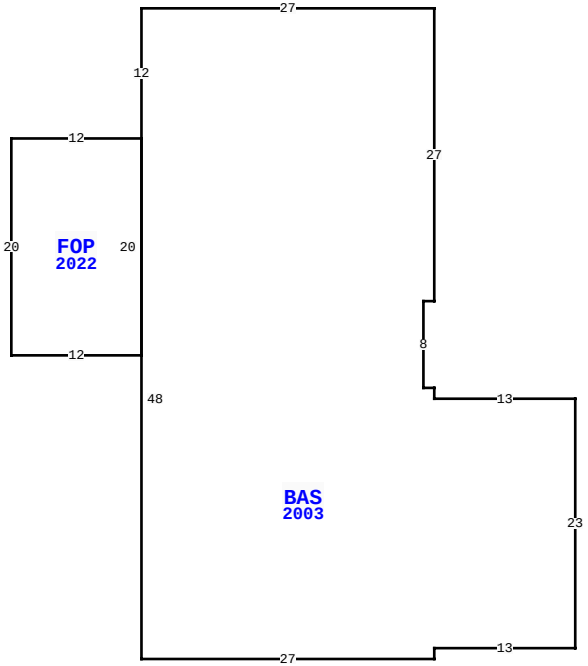
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,911	100	2003	1,911	60,036
FOP	240	30	2022	72	2,262
TOTALS	2,151			1,983	62,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,983	123.2000	104.72	207,660	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 2012 Heated Area: 1911 HX Base Yr 2012



86092 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		62,298
TOTAL MARKET OB/XF VALUE		2,450
TOTAL LAND VALUE - MARKET		110,395
TOTAL MARKET VALUE		175,143
SOH/AGL Deduction		106,414
ASSESSED VALUE		68,729
TOTAL EXEMPTION VALUE	HX HB	43,729
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		175,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-871	MH MOVE-ON	0	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1734/0524	4/14/2011	WD	Q	I	02	95,000
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: TOMLINSON SARA E &						
1374/1197	12/16/2005	WD	Q	I		170,000
GRANTOR: GUINN ARLO A & LINDA						
GRANTEE: CHAE PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 N1 W1 N8 E1 N27 W27 S12 FOP=[YR=2022] W12 S20 E12 N20$ S48 E27 N1 E13 N23$.

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	1993	1993	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 2,450

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	0.69	AC		1.00	1.00	1.75	90,000.00	157,500.00	108,675							
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: 4.13 Total Land Value: 110,395 Market: 0 Agricultural: 0 Common: 110,395 PRINTED 07/09/2026 BY SYS