PT JOHN LOFTON GRANT
PARCEL 3-2 IN SEC 54 & 55-3N-27
IN OR 759/128 & OR 759/130

BROWN DAVID L & BEVERLY O
PO BOX 435
YULEE, FL 32041-0435

2026

54-3N-27-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

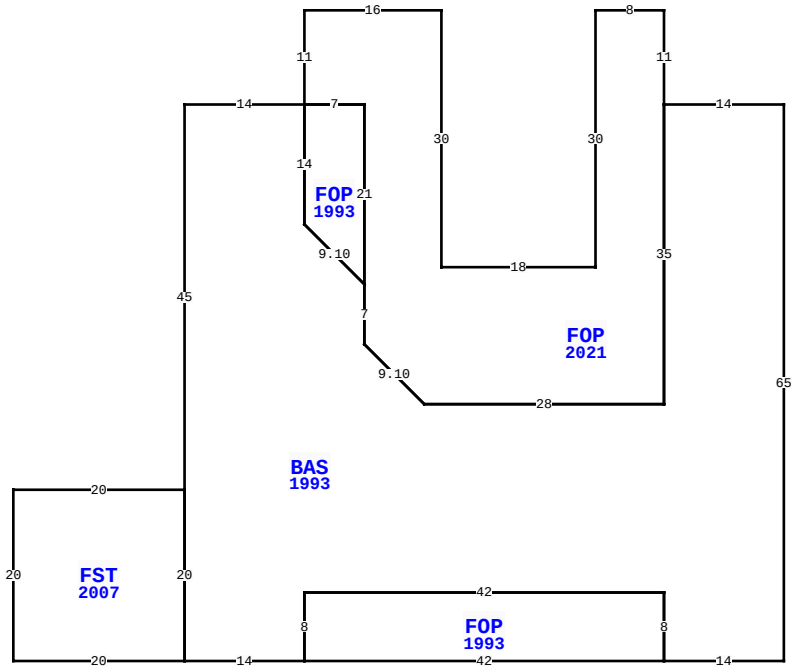
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,891	100	1993	2,891	308,881
FOP	123	30	1993	37	3,953
FOP	336	30	1993	101	10,791
FOP	1,123	30	2021	337	36,006
FST	400	55	2007	220	23,505
TOTALS	4,873			3,586	383,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,586	101.3400	140.86	505,124	1987	1992	0	0	0	24.15	75.85

1 SNGL FAM 100% - 0 Heated Area: 2891 HX Base Yr 1993



76526 TOM BURNEY RD, 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		383,137
TOTAL MARKET OB/XF VALUE		38,740
TOTAL LAND VALUE - MARKET		252,000
TOTAL MARKET VALUE		673,877
SOH/AGL Deduction		432,097
ASSESSED VALUE		241,780
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		185,369
TOTAL JUST VALUE		673,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		922,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3738	SWIM POOL	7,182	12/10/1986
3551	NEW CONSTR	50,000	08/08/1986
3631	NEW CONSTR	5,000	08/08/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0759/0130	5/07/1996	WF	U	I	10	91,000
GRANTOR: OVIATT EUGENE & PATRI						
GRANTEE: BROWN DAVID & BEVER						
0759/0128	5/07/1996	WD	U	I	10	19,500
GRANTOR: OVIATT EUGENE & PATRI						
GRANTEE: BROWN DAVID & BEVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 S35 W28 U7L7 N7 U7L7 N14 W14 S45 S20 E14 N8 E42 S8 E14 N65 $
FOP=[YR=2021;ORIG=-14,0] N11 W8 S30 W18 N30 W16 S11 E7 S21 S7 D7R7 E28 N35 $
FST=[YR=2007;ORIG=-70,45] W20 S20 E20 N20 $
FOP=[YR=1993;ORIG=-56,65] E42 N8 W42 S8 $
FOP=[YR=1993;ORIG=-56,0] S14 D7R7 N21 W7 $
.

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
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	4,060	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	1987	1987	03	85	34,000	
4	1242	WD DECK A	0	100	85	4	340.00	SF	10.00	10.00	100	1987	1987	3	20	680	

LAND DESCRIPTION

TOTAL OB/XF 38,740

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	2.80	AC		1.00	1.00	1.00	90,000.00	90,000.00	252,000							

REVIEW DATE 01/21/2026 BY KW Total Acres: 2.80 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 07/09/2026 BY SYS