PT E WATERMAN GRANT
SEC 50-3N-27E & PT WILLIAM J
LOFTON GRANT SEC 55-3N-27E

LACHONA LLC
401 SW 88 TERRACE
GAINESVILLE, FL 32607

2026

55-3N-27-0000-0003-0010

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	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

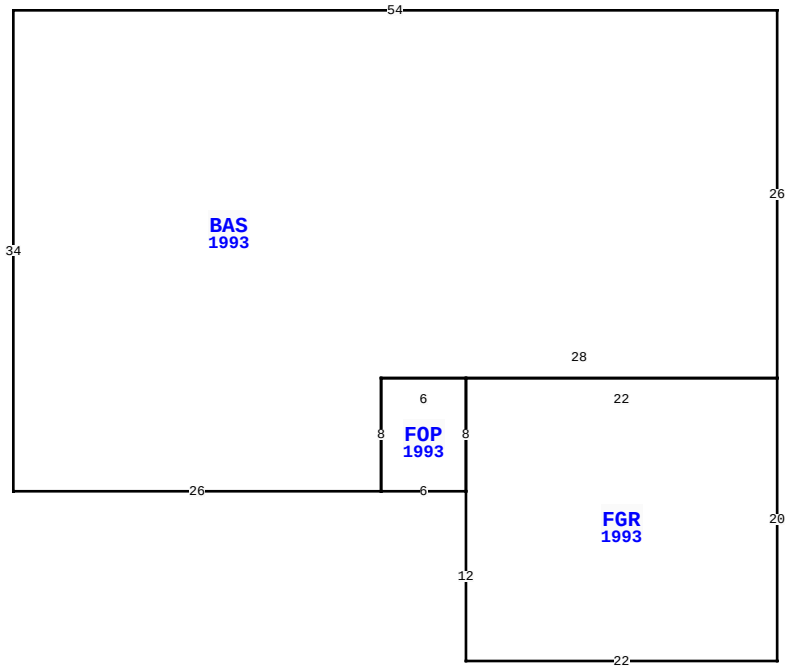
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1993	1,612	145,931
FGR	440	55	1993	242	21,908
FOP	48	30	1993	14	1,267
TOTALS	2,100			1,868	169,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,868	103.8800	109.07	203,743	1986	1986	0	0	0	17.00	83.00

1 SINGLE FAM 0% - 2026 Heated Area: 1612 HX Base Yr



76105 QUAIL RIDGE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	169,107
TOTAL MARKET OB/XF VALUE	1,120
TOTAL LAND VALUE - MARKET	91,800
TOTAL MARKET VALUE	262,027
SOH/AGL Deduction	0
ASSESSED VALUE	262,027
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,027
TOTAL JUST VALUE	262,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E98 4450	REMODEL	100	03/02/1998
B98 4631	REMODEL	12,093	03/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2809/1536	8/18/2025	WD	U	I	37	190,000
GRANTOR: MARTIN ALEX R & STEPH						
GRANTEE: LACHONA LLC						
2667/1124	9/18/2023	QC	U	I	11	100
GRANTOR: MOORE-MARTIN LISA K						
GRANTEE: MARTIN ALEX R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S34 E26 FOP=[YR=1993] E6 FGR=[YR=1993] S12 E22 N20 W22 S8 $ N8 W6 S8 $ N8 E28 N26 $.

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
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	56	1,120	

LAND DESCRIPTION

TOTAL OB/XF 1,120

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		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	90,000.00	90,000.00	91,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.02 Total Land Value: 91,800 Market: 0 Agricultural: 0 Common: 91,800 PRINTED 07/09/2026 BY SYS