

LOT 1
IN OR 2207/955
LOFTON OAKS @ YULEE HOME

PAUL JEFF
84044 ST PAUL BLVD
YULEE, FL 32097

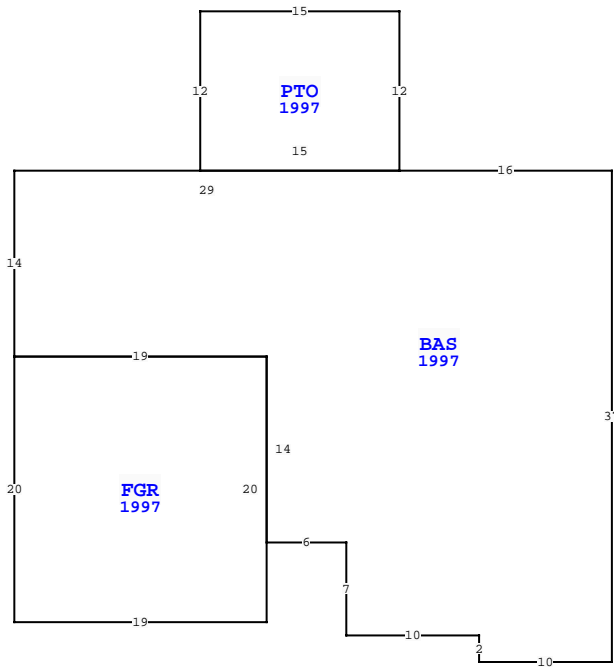
2023

38-2N-27-1270-0001-0000



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	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		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC		4046.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,154	100	1,154	116,048
FGR	380	55	209	21,017
PTO	180	5	9	905
TOTALS	1,714		1,372	137,970

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2019 Heated Area: 1154 HX Base Yr 2019											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			137,970
TOTAL MARKET OB/XF VALUE			2,902
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			190,872
SOH/AGL Deduction			63,568
ASSESSED VALUE			127,304
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			77,304
TOTAL JUST VALUE			190,872
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963527	NEW CONSTR	49,500	12/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/0955	6/29/2018	WD	Q	I	01	164,000
GRANTOR: KISTLER JAMES T						
GRANTEE: PAUL JEFF						
1249/0653	7/29/2004	WD	Q	I		135,800
GRANTOR: VANWINTER WILLIAM S						
GRANTEE: KISTLER JAMES T & S						

BLD DATE		05/10/2022		NW		LGL DATE	
XF DATE						LAND DATE	
INC DATE						AG DATE	

L N	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	0811	CONCRETE B	0	100	0	0			5.20	100	1997	1997	3	75	2,902	
84044 ST PAUL BLVD, YULEE																

BUILDING NOTES	
BAS=[YR=1997] W16 PTO=[YR=1997] N12 W15 S12 E15 \$ W29 S14 FGR=[YR=1997] S20 E19 N20 W19 \$ E19 S14 E6 S7 E10 S2 E10 N37 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							