

TRACT A
IN OR 759 PG 918
LOFTON OAKS @ YULEE HOME

MASSEY MARILYN E
84030 ST PAUL BLVD
YULEE, FL 32097

2023

38-2N-27-1270-000A-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	05	AVERAGE 100								0100	01	2,040	113.1900	102.15	208,386	1996	1996	0	0	0	12.75	87.25																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 1997										Heated Area: 1823										HX Base Yr 1997									
Roof Cover	03	COMP SHNGL 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																																					
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	1,823	100	1,823	162,476																																			
FGR	380	55	209	18,627																																			
FOP	15	30	4	357																																			
PTO	80	5	4	357																																			
TOTALS		2,298	2,040	181,817																																			
EXTRA FEATURES					84030 ST PAUL BLVD, YULEE										BLD DATE 05/10/2022 NW LGL DATE XF DATE INC 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800																								
2	0811	CONCRETE B	0 100	0	0	1,017.00	SF	5.20	5.20	100	1996	1996	3	73	3,861																								
LAND DESCRIPTION																	TOTAL OB/XF 6,661																						
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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																						
REVIEW DATE 05/24/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																							