

LOT 11
IN OR 2225/1778
LOFTON OAKS @ YULEE HOME

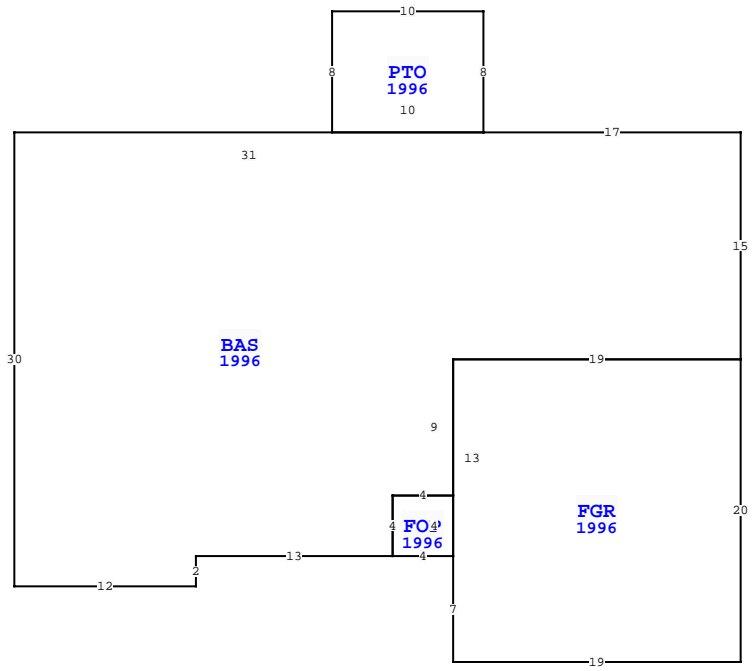
NIPPER JASON L & BRITNEY M
84194 ST PAUL BLVD
YULEE, FL 32097

2023

38-2N-27-1270-0011-0000

BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 100			
Roof Structure	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	1,105	100	1,105	110,487
FGR	380	55	209	20,897
FOP	16	30	5	500
PTO	80	5	4	400
TOTALS	1,581		1,323	132,285

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,323	126.9840	114.60	151,616	1996	1996	0	0	0	12.75	87.25	
1 SINGLE FAM - 0% - 0													
Heated Area: 1105													
HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			132,285
TOTAL MARKET OB/XF VALUE			2,855
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			185,140
SOH/AGL Deduction			23,267
ASSESSED VALUE			161,873
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			161,873
TOTAL JUST VALUE			185,140
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962952	NEW CONSTR	60,500	07/17/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2225/1778	9/21/2018	WD Q	Q	I	01	121,000
GRANTOR: WERLING PAUL J & KARE						
GRANTEE: NIPPER JASON L & BR						
1333/1114	7/15/2005	WD Q	Q	I		115,500
GRANTOR: DUNTON JACOB C						
GRANTEE: WERLING PAUL J & KA						

EXTRA FEATURES																
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	0	0	752.00	SF	5.20	5.20	100	1996	1996	3	73	2,855	

84194 ST PAUL BLVD, YULEE

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

BUILDING NOTES													

BUILDING DIMENSIONS
BAS=[YR=1996] W17 PTO=[YR=1996] N8 W10 S8 E10 \$ W31 S30 E12 N2 E13 FOP=[YR=1996] E4 FGR=[YR=1996] S7 E19 N20 W19 S13 \$ N4 W4 S4 \$ N4 E4 N9 E19 N15 \$.

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							