LOT 15
IN OR 810 PG 70
LOFTON OAKS @ YULEE HOME

SCIPIO GARY L
84240 ST PAUL BLVD
YULEE, FL 32097

2023

38-2N-27-1270-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

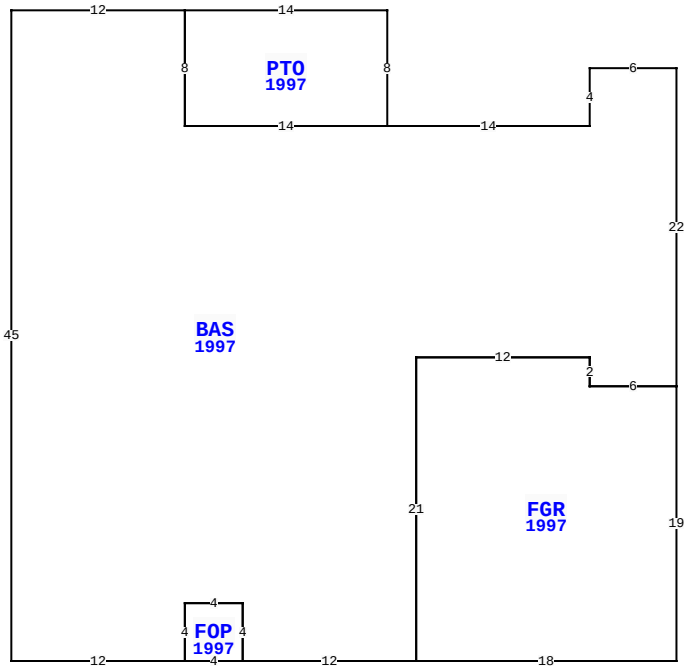
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,440	100	1,440	135,483
FGR	366	55	201	18,911
FOP	16	30	5	470
PTO	112	5	6	564
TOTALS	1,934		1,652	155,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,652	118.8000	107.22	177,127	1997	1997	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 1998 Heated Area: 1440 HX Base Yr 1998



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

84240 ST PAUL BLVD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,429
TOTAL MARKET OB/XF VALUE		6,310
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		211,739
SOH/AGL Deduction		94,843
ASSESSED VALUE		116,896
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,896
TOTAL JUST VALUE		211,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973904	NEW CONSTR	55,193	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0810/0070	10/17/1997	WD	Q	I		84,400
GRANTOR: HALLMARK HOMES INC						
GRANTEE: SCIPIO GARY & CYNTH						
0795/1485	6/05/1997	WD	U	V	19	13,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W6 S4 W14 PTO=[YR=1997] N8 W14 S8 E14 $ W14 N8 W12 S45 E12 FOP=[YR=1997] E4 N4 W4 S4 $ N4 E4 S4 E12 FGR=[YR=1997] E18 N19 W6 N2 W12 S21 $ N21 E12 S2 E6 N22 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0	100	0	0	891.00	SF	5.20	5.20	100	1997	1997	3	75	3,475	

LAND DESCRIPTION

TOTAL OB/XF 6,310

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/25/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS