

LOT 16
IN OR 841/511
LOFTON OAKS @ YULEE HOME

JOHNSON DERRYL B & DIANE H
84254 ST PAUL BLVD
YULEE, FL 32097

2023

38-2N-27-1270-0016-0000



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	1,184	100	1,184	116,420
FOP	16	30	5	492
FSP	240	40	96	9,440
SFB	440	80	352	34,611
TOTALS	1,880		1,637	160,962

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	640.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

REVIEW DATE 12/04/2020 BY NWX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,637	120.0540	108.35	177,369	1998	2003	0	0	0	9.25	90.75
1 SINGLE FAM - 100% - 1999 Heated Area: 1536 HX Base Yr 1999												
84254 ST PAUL BLVD, YULEE												

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

TOTAL OB/XF												
3,203												

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		160,962	
TOTAL MARKET OB/XF VALUE		3,203	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		214,165	
SOH/AGL Deduction		94,051	
ASSESSED VALUE		120,114	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		70,114	
TOTAL JUST VALUE		214,165	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005208	ROOF	0	07/06/2020
974458	NEW CONSTR	76,000	11/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0841/0511	7/16/1998	WD	Q	I		87,300	
GRANTOR: HALLMARK HOMES							
GRANTEE: JOHNSON DERRYL B &							
0807/0650	9/23/1997	WD	U	V	19	13,600	
GRANTOR: ATLANTIC BUILDERS INC							
GRANTEE: HALLMARK HOMES INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=1998] W20 S12 BAS=[YR=1998] W20 S19 SFB=[YR=2016] S22 E20 FOP=[YR=1998] E4 N4 W4 S4 \$ N22 W20 \$ E20 S18 E4 S4 E16 N41 W20 \$ E20 N12 \$.									