LOT 21
IN OR 1773/1568
EX ESMT OR 1526/105

HOEPER PAMELA J
84354 ST PAUL BLVD
YULEE, FL 32097

2023

38-2N-27-1270-0021-0000

BUILDING CHARACTERISTICS

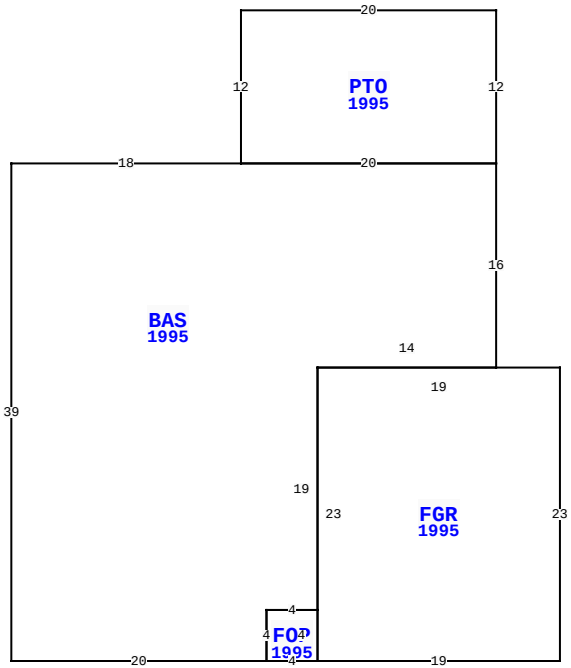
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,144	100	1,144	113,731
FGR	437	55	240	23,860
FOP	16	30	5	497
PTO	240	5	12	1,193
TOTALS	1,837		1,401	139,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,401	126.9840	114.60	160,555	1995	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2013 Heated Area: 1144 HX Base Yr 2013



84354 ST PAUL BLVD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		139,281
TOTAL MARKET OB/XF VALUE		16,535
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		205,816
SOH/AGL Deduction		86,818
ASSESSED VALUE		118,998
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,998
TOTAL JUST VALUE		205,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018305	SWIM POOL	0	05/01/2001
B9906447	NEW CONSTR	2,500	09/01/1999
95-01711	NEW CONSTR	69,900	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1773/1568	1/11/2012	WD	Q	I	02	107,500
GRANTOR: CORNERSTONE INVESTMEN						
GRANTEE: HOEPER PAMELA J						
1740/1276	5/25/2011	WD	U	I	11	100
GRANTOR: DECRAMER HENRY & DEBR						
GRANTEE: CORNERSTONE INVESTM						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] N12 W20 S12 BAS=[YR=1995] W18 S39 E20
FOP=[YR=1995] E4 FGR=[YR=1995] E19 N23 W19 S23$ N4 W4 S4$ N4 E4 N19 E14 N16 W20$ E20 $.

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	0811	CONCRETE B	0	100	0	0	677.00	SF	5.20	5.20	100	1995	1995	3	72	2,535	
2	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	1999	1999	3	28	1,008	
3	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2001	2001	3	29	9,663	
4	0845	KOOL DECK	0	100	0	0	560.00	SF	7.25	7.25	100	2001	2001	3	82	3,329	

LAND DESCRIPTION

TOTAL OB/XF 16,535

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