

LOT 76  
IN OR 1863/1805  
LOFTON OAKS @ YULEE HOME

MCCLELLAN PAMELA L  
84151 ST PAUL BLVD  
YULEE, FL 32097

2023

38-2N-27-1270-0076-0000



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                |                            |                      | MARKET ADJUSTMENTS |             |                |                |                |           |         |             |        |         | NASSAU COUNTY PROPERTY |                   |            |                             |      |         |      |     |    |        |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------------|----------------------|--------------------|-------------|----------------|----------------|----------------|-----------|---------|-------------|--------|---------|------------------------|-------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION   | TYPE                       | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB       | ECON    | FNCT        | NORM   | % COND  | VALUATION SUMMARY      |                   |            |                             |      |         |      |     |    |        |  |
| Exterior Wall                                                                                                                               | 05               | AVERAGE 100    | 0100                       | 01                   | 1,483              | 124.5420    | 112.40         | 166,689        | 1996           | 1996      | 0       | 0           | 12.75  | 87.25   | STANDARD               |                   |            |                             |      |         |      |     |    |        |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2014 |                      |                    |             |                |                |                |           |         |             |        |         |                        | Heated Area: 1173 |            |                             |      |         |      |     |    |        |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 |                            |                      |                    |             |                |                |                |           |         |             |        |         |                        | HX Base Yr 2014   |            |                             |      |         |      |     |    |        |  |
| 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                                                                                                                                         | 1,173            | 100            | 1,173                      | 115,035              |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FGR                                                                                                                                         | 456              | 55             | 251                        | 24,615               |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FOP                                                                                                                                         | 78               | 30             | 23                         | 2,255                |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FOP                                                                                                                                         | 120              | 30             | 36                         | 3,530                |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| TOTALS                                                                                                                                      |                  |                | 1,827                      |                      | 1,483              | 145,436     |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| EXTRA FEATURES                                                                                                                              |                  |                | 84151 ST PAUL BLVD, YULEE  |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| 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                  | 930.00      | SF             | 5.20           | 5.20           | 100       | 1996    | 1996        | 3      | 73      | 3,530                  |                   |            |                             |      |         |      |     |    |        |  |
| TOTAL OB/XF 6,330                                                                                                                           |                  |                |                            |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| LAND DESCRIPTION                                                                                                                            |                  |                | TOTAL OB/XF 6,330          |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| 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                  |                    | 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 |                  |                |                            |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |