

LOT 81
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

RONCA TODD
84251 ST PAUL BLVD
YULEE, FL 32097

2023

38-2N-27-1270-0081-0000



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 70
Interior Floo	15	HARDTILE 30
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

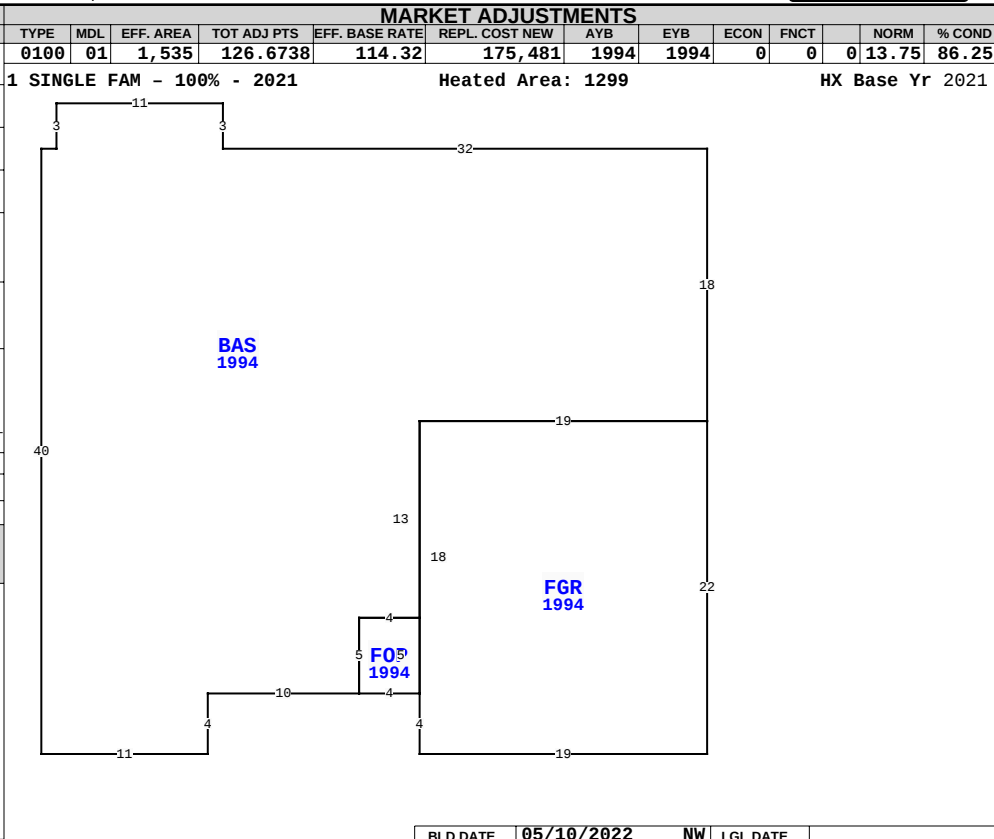
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,299	100	1,299	128,083
FGR	418	55	230	22,679
FOP	20	30	6	592
TOTALS	1,737		1,535	151,352

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
1	0811	CONCRETE B	0 100	0	0	828.00	SF	5.20	5.20	100	1994	1994	3	70

LAND DESCRIPTION														
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 05/25/2018 BY SBX



TOTAL OB/XF														
3,014														

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		151,352	
TOTAL MARKET OB/XF VALUE		3,014	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		204,366	
SOH/AGL Deduction		47,503	
ASSESSED VALUE		156,863	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		106,863	
TOTAL JUST VALUE		204,366	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		178,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01092	NEW CONSTR	69,000	07/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2398/0026	10/01/2020	WD	Q	I	01	208,000
GRANTOR: GIRCYS KESTUTIS & KAR						
GRANTEE: RONCA TODD						
2055/0158	6/24/2016	WD	Q	I	02	135,000
GRANTOR: STAPLES DAVID ALEXAND						
GRANTEE: GIRCYS KESTUTIS & K						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1994] W32 N3 W11 S3 W1 S40 E11 N4 E10 FOP=[YR=1994] E4 FGR=[YR=1994] S4 E19 N22 W19 S18\$ N5 W4 S5\$ N5 E4 N13 E19 N18\$.														

OTHER ADJUSTMENTS AND NOTES														

Common: 50,000 PRINTED 08/02/2023 BY SYS