LOT 1
IN OR 2207/955
LOFTON OAKS @ YULEE HOME

PAUL JEFF
84044 ST PAUL BLVD
YULEE, FL 32097

2024

38-2N-27-1270-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

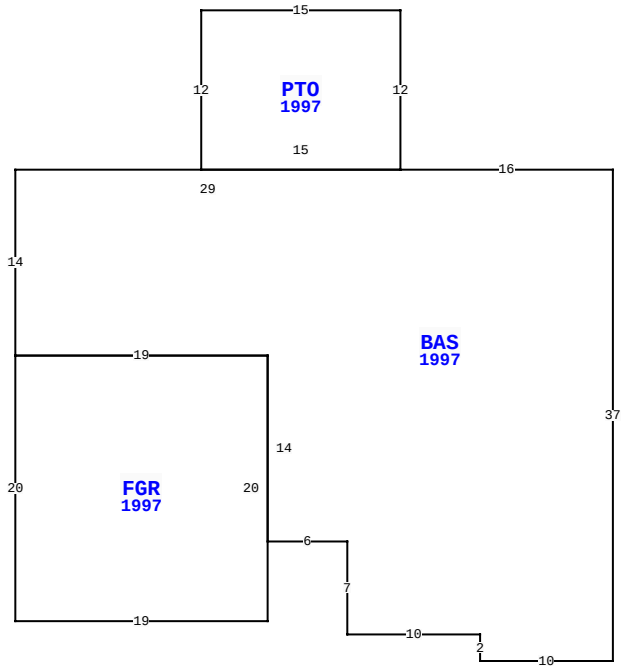
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,154	100	1,154	145,754
FGR	380	55	209	26,397
PTO	180	5	9	1,137
TOTALS	1,714		1,372	173,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,372	126.9840	144.76	198,611	1997	1997	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2019 Heated Area: 1154 HX Base Yr 2019



84044 ST PAUL BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		173,288
TOTAL MARKET OB/XF VALUE		3,389
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		226,677
SOH/AGL Deduction		95,554
ASSESSED VALUE		131,123
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,123
TOTAL JUST VALUE		226,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963527	NEW CONSTR	49,500	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2207/0955	6/29/2018	WD	Q	I	01	164,000
GRANTOR: KISTLER JAMES T						
GRANTEE: PAUL JEFF						
1249/0653	7/29/2004	WD	Q	I		135,800
GRANTOR: VANWINTER WILLIAM S						
GRANTEE: KISTLER JAMES T & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 PTO=[YR=1997] N12 W15 S12 E15 $ W29 S14
FGR=[YR=1997] S20 E19 N20 W19 $ E19 S14 E6 S7 E10 S2 E10 N37
$.

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	744.00	SF	6.24	6.24	100	1997	1997	3	73	3,389	

LAND DESCRIPTION

TOTAL OB/XF 3,389

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS