LOT 6
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

LUNT HEATHER LYNNE
84124 ST PAUL BLVD
YULEE, FL 32097

2024

38-2N-27-1270-0006-0000

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	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 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

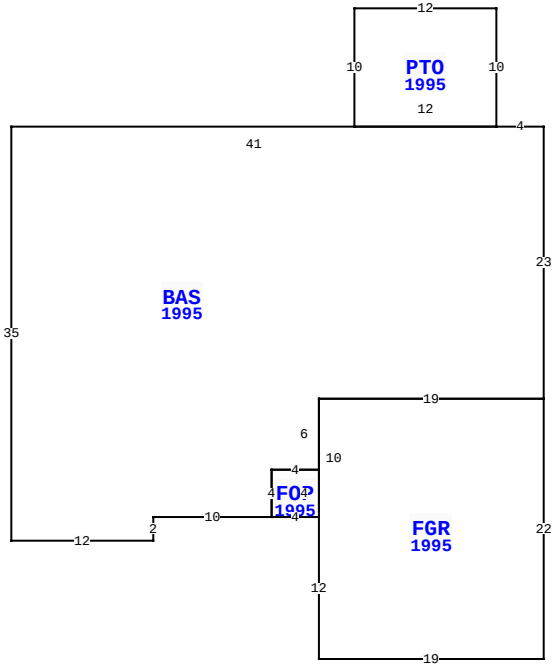
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,303	100	1,303	165,806
FGR	418	55	230	29,267
FOP	16	30	5	636
PTO	120	5	6	763
TOTALS	1,857		1,544	196,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,544	125.7762	143.38	221,379	1995	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2021 Heated Area: 1303 HX Base Yr 2021



84124 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		196,474
TOTAL MARKET OB/XF VALUE		6,571
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		253,045
SOH/AGL Deduction		87,120
ASSESSED VALUE		165,925
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,925
TOTAL JUST VALUE		253,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003095	REPAIR/RRF	7,950	04/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2373/1366	7/02/2020	WD	Q	I	01	210,000
GRANTOR: INCE KATHERINE E						
GRANTEE: LUNT HEATHER LYNNE						
2132/1058	7/10/2017	SW	Q	I	02	135,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: INCE KATHERINE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W4 PTO=[YR=1995] N10 W12 S10 E12$ W41 S35 E12 N2 E10 FOP=[YR=1995] E4 FGR=[YR=1995] S12 E19 N22 W19 S10$ N4 W4 S4$ N4 E4 N6 E19 N23$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	1995	1995	3	77	3,234	
2	0811	CONCRETE B	0	100	0	0	764.00	SF	6.24	6.24	100	1995	1995	3	70	3,337	

LAND DESCRIPTION

TOTAL OB/XF 6,571

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 05/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS