LOT 17
IN OR 751 PG 468
LOFTON OAKS @ YULEE HOME

RAINEY ELIJAH R & MONICA F
84280 ST PAUL BLVD
YULEE, FL 32097

**2024**

**38-2N-27-1270-0017-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

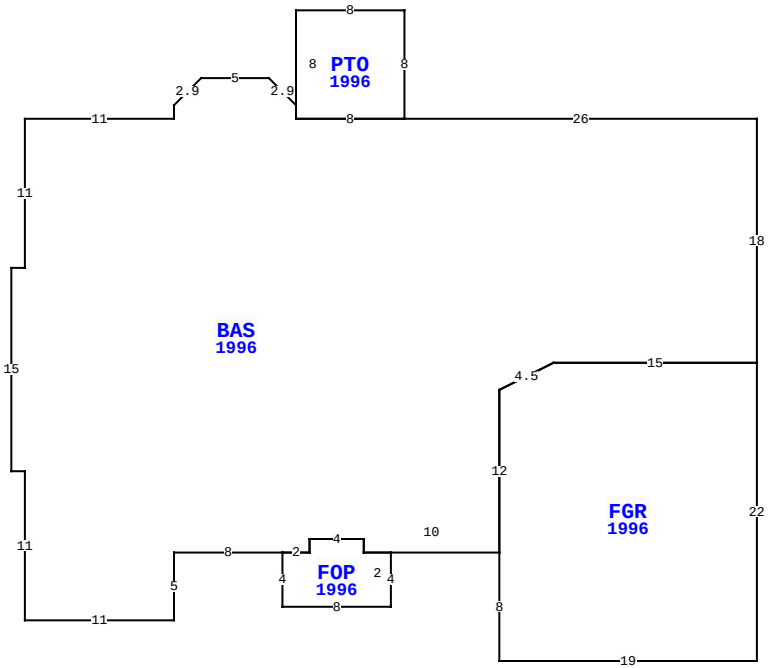
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 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 | 1,555 | 100 | 1,555 | 193,684 |
| FGR | 414 | 55 | 228 | 28,399 |
| FOP | 36 | 30 | 11 | 1,370 |
| PTO | 64 | 5 | 3 | 374 |
| TOTALS | 2,069 | | 1,797 | 223,826 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,797 | 122.7600 | 139.95 | 251,490 | 1996 | 2000 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SINGLE FAM – 100% - 1997 Heated Area: 1555 HX Base Yr 1997




84280 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 | | 223,826 |
| TOTAL MARKET OB/XF VALUE | | 8,379 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 282,205 |
| SOH/AGL Deduction | | 153,836 |
| ASSESSED VALUE | | 128,369 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,000 |
| BASE TAXABLE VALUE | | 73,369 |
| TOTAL JUST VALUE | | 282,205 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 235,253 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1633224 | REMODEL | 20,478 | 10/01/2016 |
| 95-02316 | NEW CONSTR | 84,400 | 10/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0751/0468 | 2/12/1996 | WD | Q | I | | 84,600 |
| GRANTOR: ATLANTIC BUILDERS INC | | | | | | |
| GRANTEE: RAINEY ELIJAH & MON | | | | | | |
| 0694/1102 | 12/17/1993 | CT | U | V | 14 | 650,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: SUN BANK-NORTH FLA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W26 PTO=[YR=1996] N8 W8 S8 E8 $ W8 N1 L2 U2 W5 D2 L2 S1 W11 S11 W1 S15 E1 S11 E11 N5 E8 FOP=[YR=1996] S4 E8 N4 W2 N1 W4 S1 W2 $ E2 N1 E4 S1 E10 FGR=[YR=1996] S8 E19 N22 W15 L4 D2 S12 $ N12 U2 R4 E15 N18 $ .

## 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 | 1996 | 1996 | 3 | 79 | 3,318 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 16 | 18 | 288.00 | SF | 7.80 | 7.80 | 100 | 1996 | 1996 | 3 | 72 | 1,617 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 460.00 | SF | 7.80 | 7.80 | 100 | 2016 | 2016 | 3 | 96 | 3,444 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,379

| 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