LOT 19
IN OR 2049/1910
LOFTON OAKS @ YULEE HOME

BASS KEVIN L & TONYA N
84316 ST PAUL BLVD
YULEE, FL 32097

**2024**

**38-2N-27-1270-0019-0000**

## 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 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 |

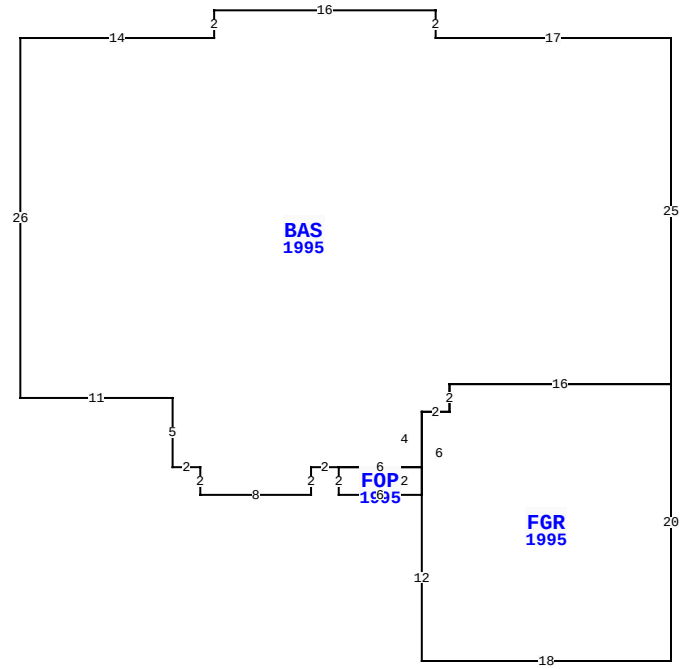
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,346 | 100 | 1,346 | 167,649 |
| FGR | 356 | 55 | 196 | 24,412 |
| FOP | 12 | 30 | 4 | 499 |
| TOTALS | 1,714 | | 1,546 | 192,560 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,546 | 126.6738 | 144.41 | 223,258 | 1995 | 1995 | 0 | 0 | 0 | 13.75 | 86.25 |

1 SINGLE FAM – 100% - 2017 Heated Area: 1346 HX Base Yr 2017




84316 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 | | 192,560 |
| TOTAL MARKET OB/XF VALUE | | 7,276 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 249,836 |
| SOH/AGL Deduction | | 115,346 |
| ASSESSED VALUE | | 134,490 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 84,490 |
| TOTAL JUST VALUE | | 249,836 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 209,564 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 95-02204 | NEW CONSTR | 79,800 | 08/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2049/1910 | 5/02/2016 | SW | Q | I | 01 | 124,000 |
| GRANTOR: MTGLQ INVESTORS LP | | | | | | |
| GRANTEE: BASS KEVIN L & TONY | | | | | | |
| 2014/0178 | 11/13/2015 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: MTGLQ INVESTORS LP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W17 N2 W16 S2 W14 S26 E11 S5 E2 S2 E8 N2 E2
FOP=[YR=1995] S2 E6 FGR=[YR=1995] S12 E18 N20 W16 S2 W2 S6
$ N2 W6 $ E6 N4 E2 N2 E16 N25 $ .

## 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 | 736.00 | SF | 6.24 | 6.24 | 100 | 1995 | 1995 | 3 | 70 | 3,215 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 4,200.00 | 4,200.00 | 100 | 1995 | 1995 | 3 | 77 | 3,234 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 328.00 | SF | 12.00 | 12.00 | 100 | 2003 | 2003 | 3 | 21 | 827 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,276

| 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