

LOT 23
IN OR 1259/1683
LOFTON OAKS @ YULEE HOME

BAILEY BYRON C & VALERIE L
84396 ST PAUL BLVD
YULEE, FL 32097

2024

38-2N-27-1270-0023-0000



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 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
BAS	1,378	100
FGR	380	55
FOP	44	30
PTO	192	5
TOTALS	1,994	1,610

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,610	122.2980	139.42	224,466	1995	1995	0	0	0 13.75	86.25
1 SINGLE FAM - 100% - 2005 Heated Area: 1378 HX Base Yr 2005											
BLD DATE	05/10/2022					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			193,602
TOTAL MARKET OB/XF VALUE			18,896
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			262,498
SOH/AGL Deduction			132,688
ASSESSED VALUE			129,810
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			79,810
TOTAL JUST VALUE			262,498
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,479
PERMIT NUM	DESCRIPTION	AMT	ISSUED
973790	SWIM POOL	12,000	03/01/1997
95 02122	NEW CONSTR	85,900	07/01/1995
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1259/1683	9/17/2004	WD Q	I
			SALE PRICE
			165,000
GRANTOR: HAMMER GEORGE TIM			
GRANTEE: BAILEY BYRON C & VA			
0908/1017	11/19/1999	WD Q	I
			119,000
GRANTOR: COLEMAN JOHN A & THEA			
GRANTEE: HAMMER GEORGE TIM			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1995] W14 S6 W6 PTO=[YR=1995] N8 W24 S8 E24\$ W25 S35			
E10 FOP=[YR=1995] S4 E8 N2 W2 N6 W4 S4 W2\$ E2 N4 E4 S6 E10			
FGR=[YR=1995] S3 E19 N20 W19 S17\$ N17 E19 N26\$.			

TOTALS										1,594		1,610		199,002		84396 ST PAUL BLVD, YULEE										XF DATE		LAND DATE	
																										INC DATE		AG DATE	
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	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	758.00		SF	6.24		6.24		100	1995	1995	3	70	3,311										
3	0845	KOOL DECK	0	100	0	0	692.00		SF	8.70		8.70		100	1997	1997	3	73	4,395										
4	0861	POOL GUNIT	0	100	15	26	390.00		SF	102.00		102.00		100	1997	1997	3	20	7,956										