LOT 69
IN OR 1763/1966
LOFTON OAKS @ YULEE HOME

O'NEAL LYNTRELL
84045 ST PAUL BV
YULEE, FL 32097

2024

38-2N-27-1270-0069-0000

BUILDING CHARACTERISTICS

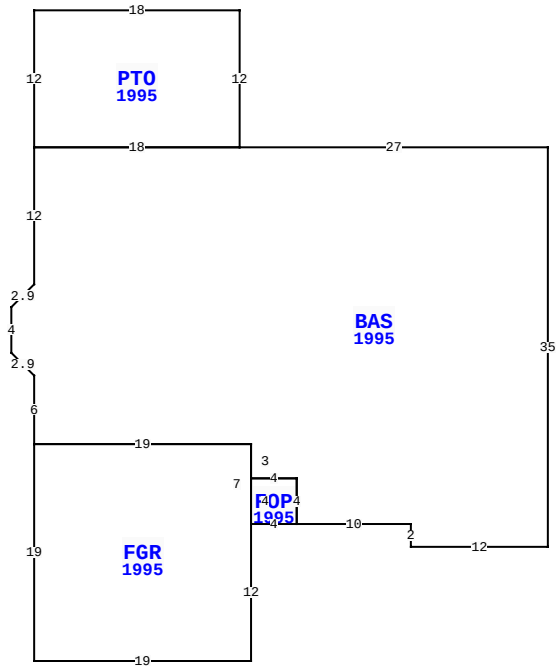
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,372	100	1,372	164,982
FGR	361	55	199	23,930
FOP	16	30	5	601
PTO	216	5	11	1,323
TOTALS	1,965		1,587	190,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,587	122.2980	139.42	221,260	1995	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2012 Heated Area: 1372 HX Base Yr 2012



84045 ST PAUL BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,837
TOTAL MARKET OB/XF VALUE		5,956
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		246,793
SOH/AGL Deduction		127,984
ASSESSED VALUE		118,809
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,809
TOTAL JUST VALUE		246,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-0201	NEW CONSTR	59,926	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1763/1966	9/23/2011	WD	U	I	11	100
GRANTOR: TAYLOR COMPANIES INC						
GRANTEE: O'NEAL LYNTRELL						
1738/0943	4/28/2011	WD	U	I	11	67,400
GRANTOR: NAVY FEDERAL CREDIT U						
GRANTEE: TAYLOR COMPANIES IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W27 PTO=[YR=1995] N12 W18 S12 E18$ W18 S12 L2 D2 S4 D2 R2 S6 FGR=[YR=1995] S19 E19 N12 FOP=[YR=1995] E4 N4 W4 S4$ N7 W19$ E19 S3 E4 S4 E10 S2 E12 N35$.

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	1,091.00	SF	6.24	6.24	100	1995	1995	3	70	4,765	
2	0810	CONCRETE A	0	100	19	4	76.00	SF	7.80	7.80	100	1995	1995	3	70	415	
3	0825	BRICK	0	100	0	0	55.00	SF	15.00	15.00	100	2000	2000	3	94	776	

LAND DESCRIPTION

TOTAL OB/XF 5,956

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	0003	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