LOT 70
IN OR 772 PG 1412
LOFTON OAKS @ YULEE HOME

GARCIA JUAN A & MARIA A
84059 ST PAUL BLVD
YULEE, FL 32097

2024

38-2N-27-1270-0070-0000

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 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

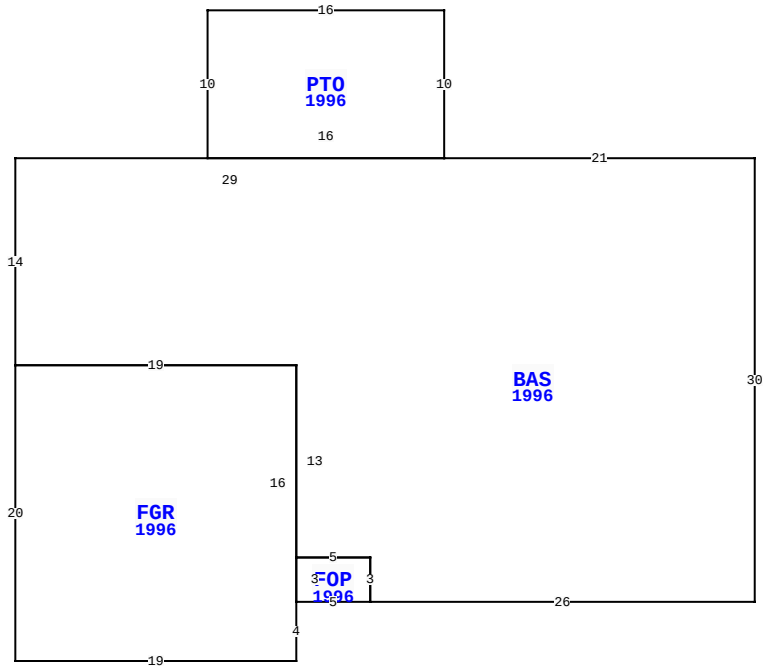
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,181	100	1,181	148,310
FGR	380	55	209	26,246
FOP	15	30	4	502
PTO	160	5	8	1,005
TOTALS	1,736		1,402	176,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,402	126.9840	144.76	202,954	1996	1996	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 1997 Heated Area: 1181 HX Base Yr 1997



84059 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		176,063
TOTAL MARKET OB/XF VALUE		3,383
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		229,446
SOH/AGL Deduction		105,686
ASSESSED VALUE		123,760
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,760
TOTAL JUST VALUE		229,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9603001	NEW CONSTR	64,090	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0772/1412	10/02/1996	WD	Q	I		75,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: GARCIA JUAN & MARIA						
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] W21 PTO=[YR=1996] N10 W16 S10 E16 $ W29 S14
FGR=[YR=1996] S20 E19 N4 FOP=[YR=1996] E5 N3 W5 S3 $ N16 W19$
E19 S13 E5 S3 E26 N30 $.

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	753.00	SF	6.24	6.24	100	1996	1996	3	72	3,383	

LAND DESCRIPTION

TOTAL OB/XF 3,383

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