LOT 2
IN OR 743 PG 107
LOFTON OAKS @ YULEE HOME

SANDERS PAUL F
84060 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

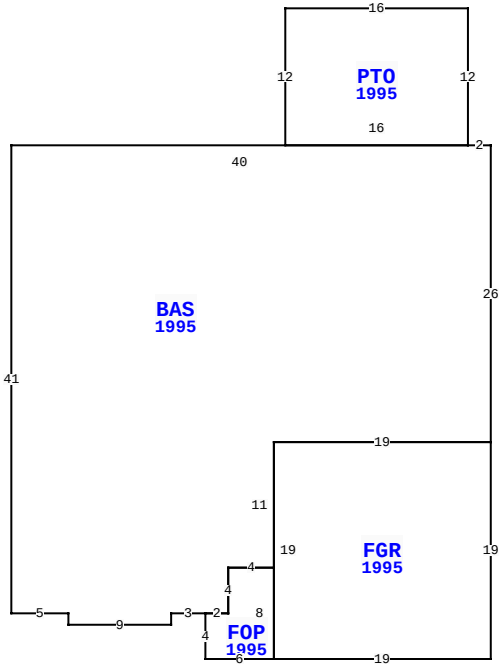
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100	1995	1,430	145,676
FGR	361	55	1995	199	20,272
FOP	40	30	1995	12	1,223
PTO	192	5	1995	10	1,019
TOTALS	2,023			1,651	168,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	118.8000	118.80	196,139	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1430 HX Base Yr 1996



84060 ST PAUL BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,189
TOTAL MARKET OB/XF VALUE		2,864
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		226,053
SOH/AGL Deduction		113,061
ASSESSED VALUE		112,992
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		57,270
TOTAL JUST VALUE		226,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02144	NEW CONSTR	80,000	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0743/0107	11/01/1995	WD	Q	I		80,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: SANDERS PAUL & MARY						
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=1995] W2 PTO=[YR=1995] N12 W16 S12 E16$ W40 S41 E5 S1 E9 N1 E3 FOP=[YR=1995] S4 E6 FGR=[YR=1995] E19 N19 W19 S19$ N8 W4 S4 W2$ E2 N4 E4 N11 E19 N26$.

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	810.00	SF	5.20	5.20	100	1995	1995	3	68	2,864	

LAND DESCRIPTION

TOTAL OB/XF 2,864

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS