LOT 3
IN OR 1566/878
LOFTON OAKS @ YULEE HOME

COX HARVEY L
84078 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0003-0000

BUILDING CHARACTERISTICS

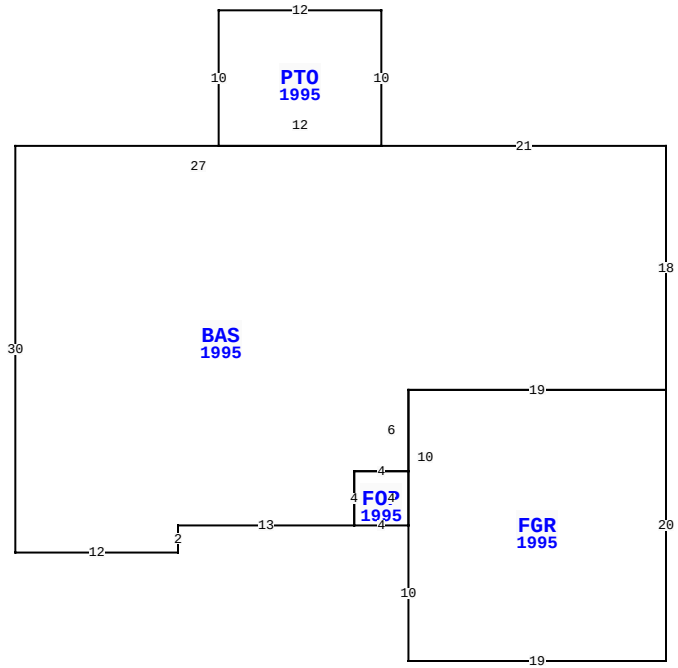
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,162	100	1995	1,162	126,525
FGR	380	55	1995	209	22,757
FOP	16	30	1995	5	545
PTO	120	5	1995	6	653
TOTALS	1,678			1,382	150,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,382	126.9840	126.98	175,486	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1162 HX Base Yr 1996



84078 ST PAUL BLVD, YULEE

BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		166,110
TOTAL MARKET OB/XF VALUE		5,750
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		226,860
SOH/AGL Deduction		108,661
ASSESSED VALUE		118,199
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,477
TOTAL JUST VALUE		226,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009516	ADDITION	17,388	10/09/2020
95-01865	NEW CONSTR	74,600	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/0878	5/14/2008	QC	Q	I	01	100
GRANTOR: COX CYNTHIA D						
GRANTEE: COX HARVEY L						
0734/0328	7/18/1995	WD	Q	I		76,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: COX HARVEY & CYNTHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W21 PTO=[YR=1995] N10 W12 S10 E12$ W27 S30 E12 N2 E13 FOP=[YR=1995] E4 FGR=[YR=1995] S10 E19 N20 W19 S10$ N4 W4 S4$ N4 E4 N6 E19 N18$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,136.00	SF	4.00	4.00	100	1995	1995	3	68	3,090	

LAND DESCRIPTION

TOTAL OB/XF 5,750

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 03/16/2021 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

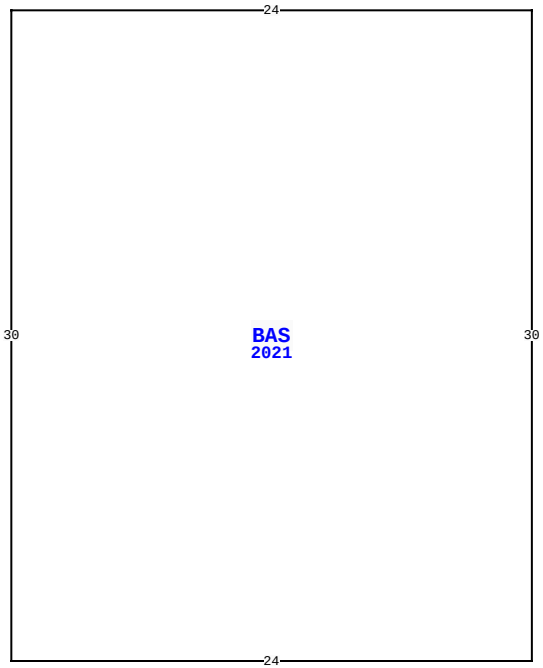
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2021	720	15,631
TOTALS	720			720	15,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	60.5000	22.38	16,114	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 1996 Heated Area: 720 HX Base Yr 1996



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GRANTEE: COX HARVEY L						
0734/0328	7/18/1995	WD	Q	I		76,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: COX HARVEY & CYNTHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S30 E24 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/16/2021 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS