LOT 4
IN OR 1130/457
LOFTON OAKS @ YULEE HOME

LESTER JAMES D & WENDY E
84090 ST PAUL STREET
YULEE, FL 32097

2025

38-2N-27-1270-0004-0000

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	11	CLAY TILE 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

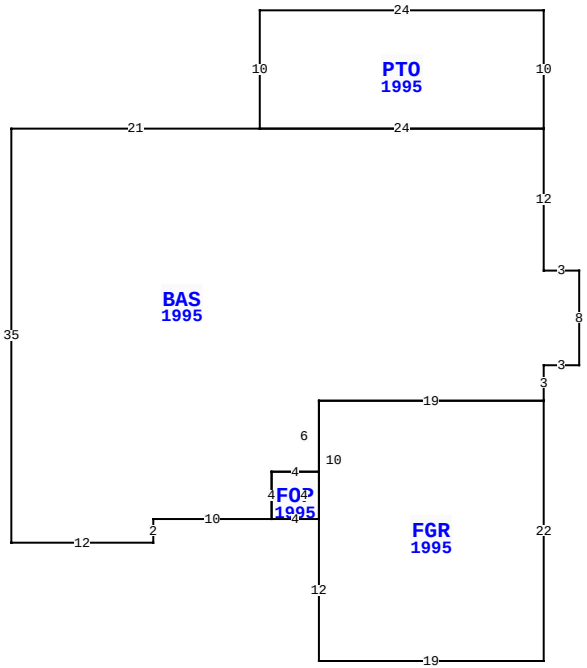
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,327	100	1995	1,327	142,488
FGR	418	55	1995	230	24,697
FOP	16	30	1995	5	537
PTO	240	5	1995	12	1,289
TOTALS	2,001			1,574	169,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,574	125.2152	125.22	197,096	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1327 HX Base Yr 2019



84090 ST PAUL BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		169,010
TOTAL MARKET OB/XF VALUE		5,351
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		229,361
SOH/AGL Deduction		105,203
ASSESSED VALUE		124,158
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,436
TOTAL JUST VALUE		229,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01773	NEW CONSTR	80,273	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1130/0457	4/16/2003	WD	Q	I		120,000
GRANTOR: WELDON BRIAN S & DAWN						
GRANTEE: LESTER JAMES D & WE						
0731/0361	6/08/1995	WD	Q	I		80,300
GRANTOR: HALLMARK HOMES INC						
GRANTEE: WELDON BRIAN S & DA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] W24 S10 BAS=[YR=1995] W21 S35 E12 N2 E10
FOP=[YR=1995] E4 FGR=[YR=1995] S12 E19 N22 W19 S10$ N4 W4 S4$
N4 E4 N6 E19 N3 E3 N8 W3 N12 W24$ E24 N10$.

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	761.00	SF	5.20	5.20	100	1995	1995	3	68	2,691	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 5,351

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS