LOT 5
IN OR 753 PG 887
LOFTON OAKS @ YULEE HOME

SIMPKINS JAMES B & KIMBERLY G
84106 ST PAUL BLVD
YULEE, FL 32097-5636

2025

38-2N-27-1270-0005-0000

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

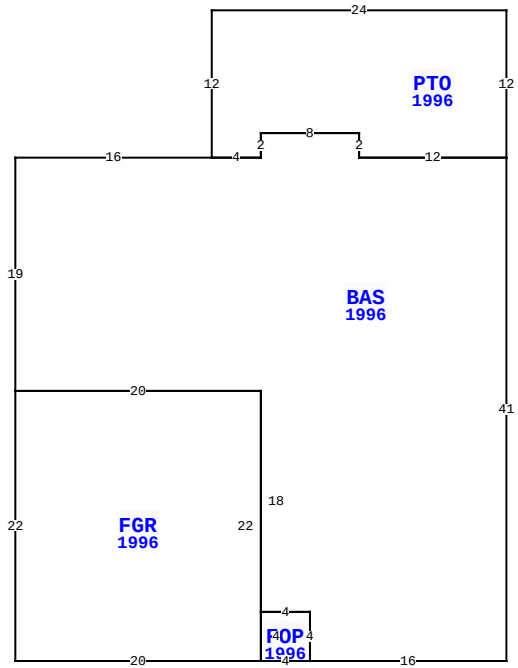
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1996	1,200	128,899
FGR	440	55	1996	242	25,995
FOP	16	30	1996	5	537
PTO	272	5	1996	14	1,504
TOTALS	1,928			1,461	156,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,461	124.5420	124.54	181,953	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1997 Heated Area: 1200 HX Base Yr 1997



84106 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		156,934
TOTAL MARKET OB/XF VALUE		2,672
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		214,606
SOH/AGL Deduction		98,938
ASSESSED VALUE		115,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,946
TOTAL JUST VALUE		214,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618202	REPAIR/RRF	456	10/31/2006
9502347	NEW CONSTR	54,890	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0753/0887	3/07/1996	WD	Q	I		73,200
GRANTOR: HALLMARK HOMES INC						
GRANTEE: SIMPKINS JAMES B &						
0743/0914	11/03/1995	WD	U	V	19	13,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1996] W24 S12 BAS=[YR=1996] W16 S19 FGR=[YR=1996] S22 E20 FOP=[YR=1996] E4 N4 W4 S4$ N22 W20$ E20 S18 E4 S4 E16 N41 W12 N2 W8 S2 W4$ E4 N2 E8 S2 E12 N12$.

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	734.00	SF	5.20	5.20	100	1996	1996	3	70	2,672	

LAND DESCRIPTION

TOTAL OB/XF 2,672

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