LOT 6
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

LUNT HEATHER LYNNE
84124 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0006-0000

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	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
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

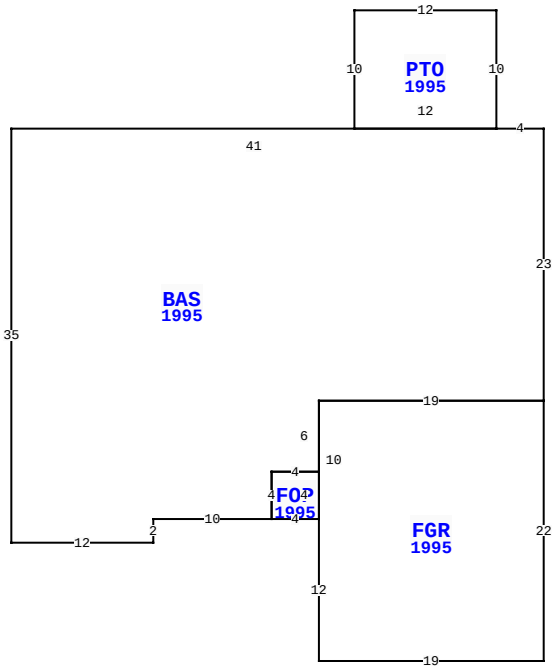
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,303	100	1995	1,303	144,634
FGR	418	55	1995	230	25,530
FOP	16	30	1995	5	555
PTO	120	5	1995	6	666
TOTALS	1,857			1,544	171,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,544	125.7762	125.78	194,204	1995	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2021 Heated Area: 1303 HX Base Yr 2021



84124 ST PAUL BLVD, YULEE

BLD DATE	05/10/2022 NW	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		171,385
TOTAL MARKET OB/XF VALUE		5,362
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		231,747
SOH/AGL Deduction		61,010
ASSESSED VALUE		170,737
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,015
TOTAL JUST VALUE		231,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003095	REPAIR/RRF	7,950	04/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2373/1366	7/02/2020	WD	Q	I	01	210,000
GRANTOR: INCE KATHERINE E						
GRANTEE: LUNT HEATHER LYNNE						
2132/1058	7/10/2017	SW	Q	I	02	135,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: INCE KATHERINE E						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	100	1995	1995	3	68	2,702	

BUILDING DIMENSIONS

BAS=[YR=1995] W4 PTO=[YR=1995] N10 W12 S10 E12$ W41 S35 E12 N2 E10 FOP=[YR=1995] E4 FGR=[YR=1995] S12 E19 N22 W19 S10$ N4 W4 S4$ N4 E4 N6 E19 N23$.

LAND DESCRIPTION

TOTAL OB/XF 5,362

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 05/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS