LOT 7
IN OR 812/1208
LOFTON OAKS @ YULEE HOME

BENDER MARGARET M
84136 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

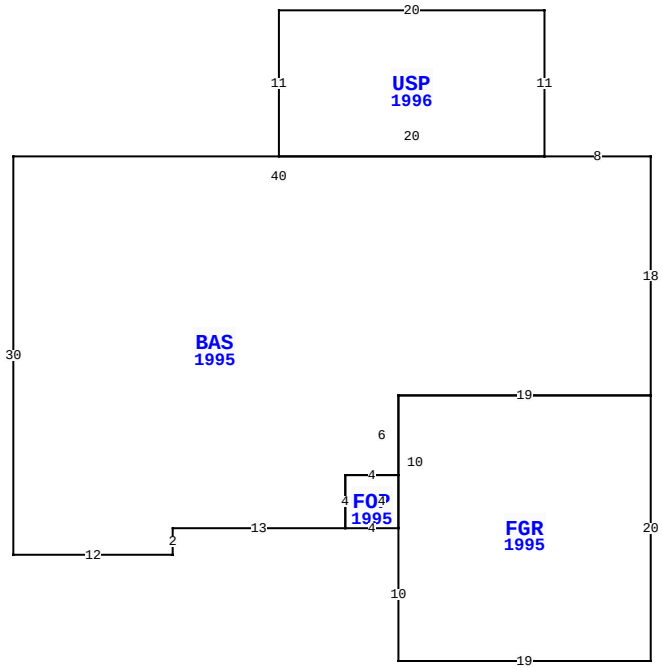
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,162	100	1995	1,162	125,763
FGR	380	55	1995	209	22,620
FOP	16	30	1995	5	541
USP	220	30	1996	66	7,143
TOTALS	1,778			1,442	156,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,442	127.3272	127.33	183,610	1995	1995	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 1998 Heated Area: 1162 HX Base Yr 1998



84136 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		156,068
TOTAL MARKET OB/XF VALUE		2,716
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		213,784
SOH/AGL Deduction		98,395
ASSESSED VALUE		115,389
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		9,667
TOTAL JUST VALUE		213,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973972	ADDITION	2,800	05/01/1997
95-02202	NEW CONSTR	73,200	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0812/1208	11/06/1997	WD	Q	I		80,000
GRANTOR: MYERS CAROL J & DAVID						
GRANTEE: BENDER MARGARET M						
0772/1765	10/03/1996	WD	Q	I		70,000
GRANTOR: BURLINGAME RICHARD E						
GRANTEE: PERRY SELINA M ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W8 USP=[YR=1996] N11 W20 S11 E20$ W40 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	0811	CONCRETE B	0	100	0	0	768.00	SF	5.20	5.20	100	1995	1995	3	68	2,716	

LAND DESCRIPTION

TOTAL OB/XF 2,716

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