LOT 9
IN OR 1256/1332
LOFTON OAKS @ YULEE HOME

BEAN AARON P & ABIGAIL B
305 BONNIEVIEW ROAD
FERNANDINA BEACH, FL 32034

2025

38-2N-27-1270-0009-0000

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

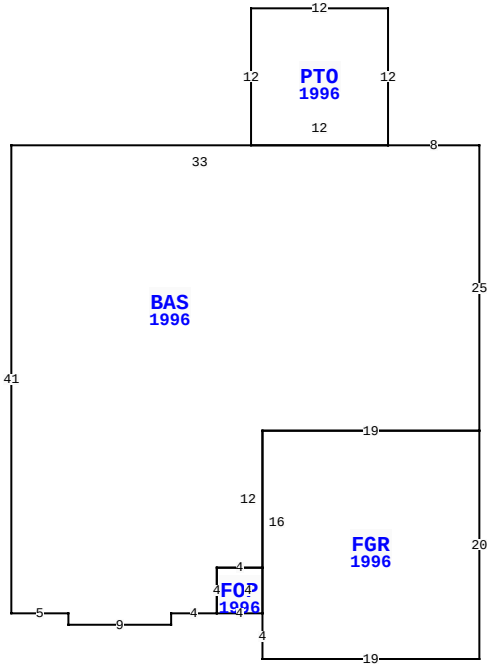
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100	1996	1,370	144,513
FGR	380	55	1996	209	22,046
FOP	16	30	1996	5	528
PTO	144	5	1996	7	738
TOTALS	1,910			1,591	167,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,591	122.2980	122.30	194,579	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 0% - 0 Heated Area: 1370 HX Base Yr



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

84164 ST PAUL BLVD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	167,824
TOTAL MARKET OB/XF VALUE	2,708
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	225,532
SOH/AGL Deduction	7,218
ASSESSED VALUE	218,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,314
TOTAL JUST VALUE	225,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962951	NEW CONSTR	70,670	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1256/1332	9/02/2004	WD	Q	I		132,000
GRANTOR: HART DEBRA J						
GRANTEE: BEAN AARON P & ABIG						
0768/1356	8/19/1996	WD	Q	I		79,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: HART BRUCE & DEBRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W8 PTO=[YR=1996] N12 W12 S12 E12 $ W33 S41 E5 S1 E9 N1 E4 FOP=[YR=1996] E4 FGR=[YR=1996] S4 E19 N20 W19 S16 $ N4 W4 S4 $ N4 E4 N12 E19 N25 $.

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	0	0	0	744.00	SF	5.20	5.20	100	1996	1996	3	70	2,708	

LAND DESCRIPTION

TOTAL OB/XF 2,708

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	0		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