TRACT B
IN OR 1958/1734
LOFTON OAKS @ YULEE HOME

REAVES KATHERINE
84016 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-000B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

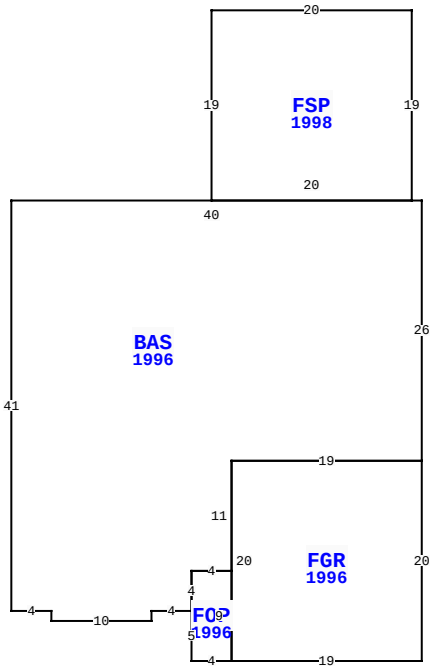
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,390	100	1996	1,390	145,064
FGR	380	55	1996	209	21,812
FOP	36	30	1996	11	1,148
FSP	380	40	1998	152	15,863
TOTALS	2,186			1,762	183,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,762	121.0000	121.00	213,202	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2016 Heated Area: 1390 HX Base Yr 2016



84016 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		183,887
TOTAL MARKET OB/XF VALUE		6,397
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		245,284
SOH/AGL Deduction		101,333
ASSESSED VALUE		143,951
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		88,229
TOTAL JUST VALUE		245,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615127	ROOF	9,800	07/01/2016
B9805276	CARPORT	0	08/01/1998
9602570	NEW CONSTR	86,000	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1958/1734	1/21/2015	WD	Q	I	01	125,000
GRANTOR: HALE MELISSA B						
GRANTEE: REAVES ROGER A & KA						
1829/0126	11/20/2012	QC	U	I	11	100
GRANTOR: HALE ROBERT O						
GRANTEE: HALE MELISSA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W1 FSP=[YR=1998] N19 W20 S19 E20$ W40 S41 E4 S1 E10 N1 E4 FOP=[YR=1996] S5 E4 FGR=[YR=1996] E19 N20 W19 S20$ N9 W4 S4$ N4 E4 N11 E19 N26$.

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	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	1,017.00	SF	5.20	5.20	100	1996	1996	3	70	3,702	

LAND DESCRIPTION

TOTAL OB/XF 6,397

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	0006	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