LOT 10
IN OR 1956/625
LOFTON OAKS @ YULEE HOME

MACKIE TOMMY L & JOY K L/E/
84180 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

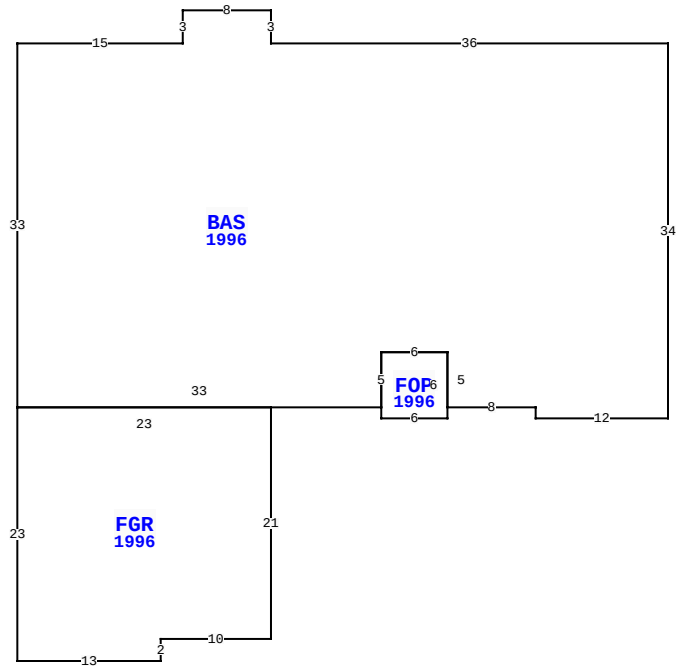
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,953	100	1996	1,953	190,664
FGR	509	55	1996	280	27,335
FOP	36	30	1996	11	1,074
TOTALS	2,498			2,244	219,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,244	113.1900	113.19	253,998	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1998 Heated Area: 1953 HX Base Yr 1998



84180 ST PAUL BLVD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,073
TOTAL MARKET OB/XF VALUE		6,831
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		280,904
SOH/AGL Deduction		130,419
ASSESSED VALUE		150,485
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,763
TOTAL JUST VALUE		280,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02383	NEW CONSTR	84,214	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1956/0625	12/23/2014	WD	U	I	11	100
GRANTOR: MACKIE TOM L & JOY K						
GRANTEE: MACKIE FAMILY REVOC						
0756/1893	4/15/1996	WD	Q	I		112,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: MACKIE TOM L & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W36 N3 W8 S3 W15 S33 FGR=[YR=1996] S23 E13 N2 E10 N21 W23 $ E33 FOP=[YR=1996] S1 E6 N6 W6 S5 $ N5 E6 S5 E8 S1 E12 N34 $.

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	0812	CONCRETE C	0	100	0	0	1,477.00	SF	4.00	4.00	100	1996	1996	3	70	4,136	

LAND DESCRIPTION

TOTAL OB/XF 6,831

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