LOT 11
IN OR 2225/1778
LOFTON OAKS @ YULEE HOME

NIPPER JASON L & BRITTNEY M
84194 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0011-0000

BUILDING CHARACTERISTICS

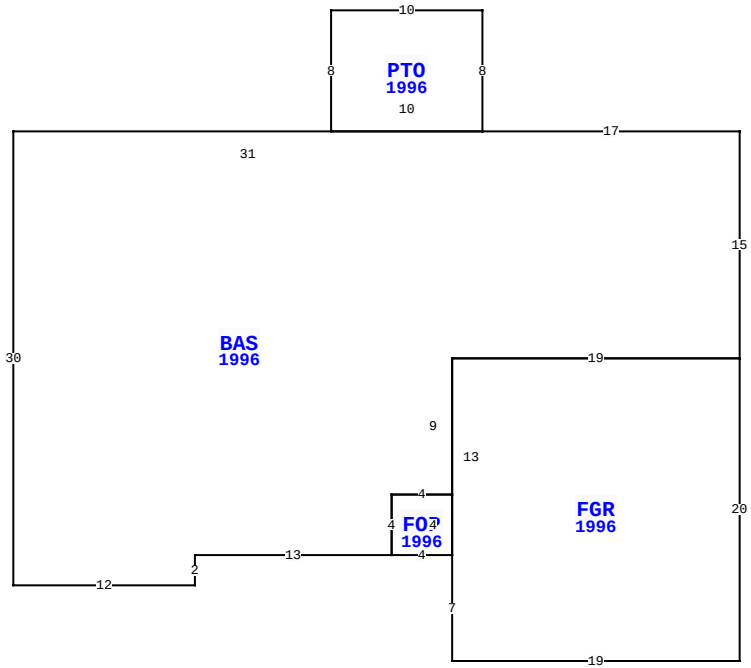
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,105	100	1996	1,105	121,020
FGR	380	55	1996	209	22,890
FOP	16	30	1996	5	548
PTO	80	5	1996	4	438
TOTALS	1,581			1,323	144,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,323	126.9840	126.98	167,995	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 0% - 0 Heated Area: 1105 HX Base Yr



84194 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	144,896
TOTAL MARKET OB/XF VALUE	2,737
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	202,633
SOH/AGL Deduction	6,767
ASSESSED VALUE	195,866
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,866
TOTAL JUST VALUE	202,633
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962952	NEW CONSTR	60,500	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2225/1778	9/21/2018	WD	Q	I	01	121,000
GRANTOR: WERLING PAUL J & KARE						
GRANTEE: NIPPER JASON L & BR						
1333/1114	7/15/2005	WD	Q	I		115,500
GRANTOR: DUNTON JACOB C						
GRANTEE: WERLING PAUL J & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W17 PTO=[YR=1996] N8 W10 S8 E10 $ W31 S30 E12 N2 E13 FOP=[YR=1996] E4 FGR=[YR=1996] S7 E19 N20 W19 S13 $ N4 W4 S4 $ N4 E4 N9 E19 N15 $.

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	752.00	SF	5.20	5.20	100	1996	1996	3	70	2,737	

LAND DESCRIPTION

TOTAL OB/XF 2,737

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