LOT 12
IN OR 721 PG 85
LOFTON OAKS @ YULEE HOME

NEWSOME CARMEN G
84212 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0012-0000

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 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

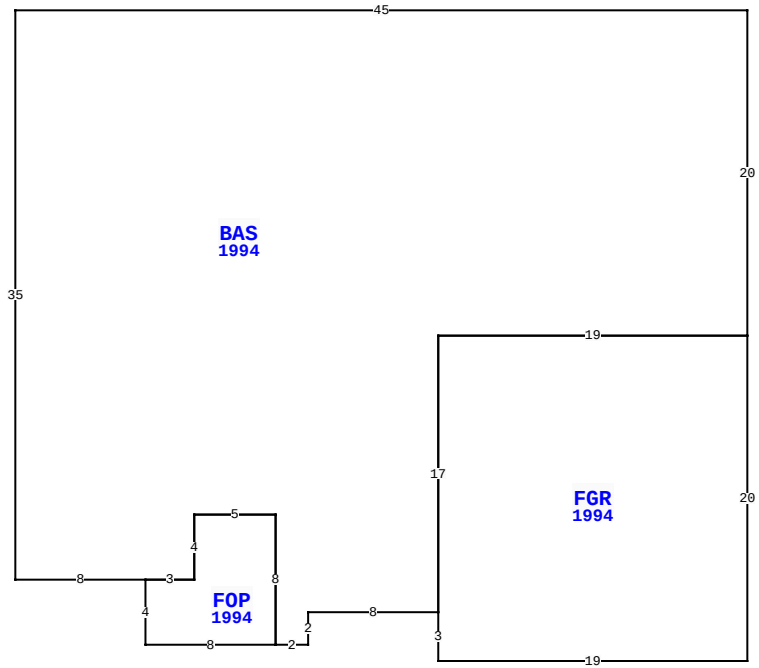
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100	1994	1,294	134,913
FGR	380	55	1994	209	21,791
FOP	52	30	1994	16	1,668
TOTALS	1,726			1,519	158,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,519	122.2980	122.30	185,774	1994	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2009 Heated Area: 1294 HX Base Yr 2009



84212 ST PAUL BLVD, YULEE

BLD DATE		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		158,372
TOTAL MARKET OB/XF VALUE		3,226
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		216,598
SOH/AGL Deduction		99,607
ASSESSED VALUE		116,991
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,269
TOTAL JUST VALUE		216,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01382	NEW CONSTR	50,495	10/01/1994
94-01381	NEW CONSTR	50,495	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0721/0085	12/30/1994	WD	Q	I		66,100

GRANTOR: ATLANTIC BUILDERS INC
GRANTEE: NEWSOME CARMEN G

0694/1102	12/17/1993	CT	U	V	14	650,000

GRANTOR: CLERK OF COURT
GRANTEE: SUN BANK-NORTH FLA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W45 S35 E8 FOP=[YR=1994] S4 E8 N8 W5 S4 W3$ E3 N4 E5 S8 E2 N2 E8 FGR=[YR=1994] S3 E19 N20 W19 S17$ N17 E19 N20$.

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	940.00	SF	5.20	5.20	100	1994	1994	3	66	3,226	

LAND DESCRIPTION

TOTAL OB/XF 3,226

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 04/10/2024 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS