LOT 14
IN OR 2031/150
LOFTON OAKS @ YULEE HOME

LEE NATHAN C & BRITTANY L
84232 ST PAUL ST
YULEE, FL 32097

2025

38-2N-27-1270-0014-0000

BUILDING CHARACTERISTICS

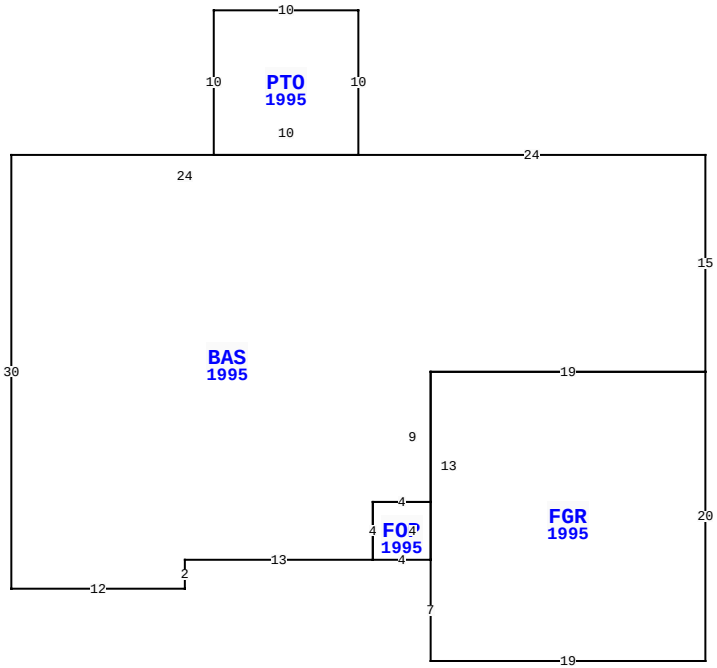
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,105	100	1995	1,105	120,318
FGR	380	55	1995	209	22,757
FOP	16	30	1995	5	545
PTO	100	5	1995	5	545
TOTALS	1,601			1,324	144,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,324	126.9840	126.98	168,122	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1105 HX Base Yr 2017



84232 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		144,165
TOTAL MARKET OB/XF VALUE		6,909
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		206,074
SOH/AGL Deduction		82,425
ASSESSED VALUE		123,649
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,927
TOTAL JUST VALUE		206,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01844	NEW CONSTR	69,900	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/0150	2/26/2016	WD	Q	I	01	123,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: LEE NATHAN C & BRIT						
1999/1546	8/28/2015	CT	U	I	18	75,000
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 PTO=[YR=1995] N10 W10 S10 E10$ W24 S30 E12 N2 E13 FOP=[YR=1995] E4 FGR=[YR=1995] 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,562.00	SF	4.00	4.00	100	1995	1995	3	68	4,249	

LAND DESCRIPTION

TOTAL OB/XF 6,909

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