LOT 16
IN OR 841/511
LOFTON OAKS @ YULEE HOME

JOHNSON DERRYL B & DIANE H
84254 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0016-0000

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

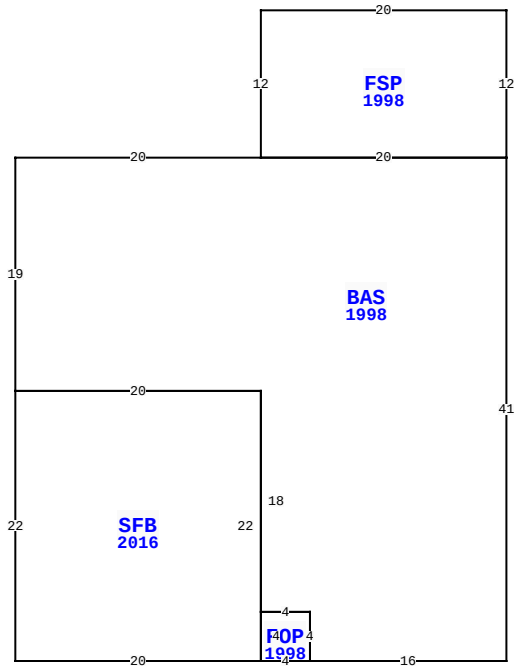
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1998	1,184	127,570
FOP	16	30	1998	5	539
FSP	240	40	1998	96	10,344
SFB	440	80	2016	352	37,927
TOTALS	1,880			1,637	176,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,637	120.0540	120.05	196,522	1998	2003	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 1999 Heated Area: 1536 HX Base Yr 1999



84254 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		176,378
TOTAL MARKET OB/XF VALUE		3,037
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		234,415
SOH/AGL Deduction		107,110
ASSESSED VALUE		127,305
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,583
TOTAL JUST VALUE		234,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005208	ROOF	0	07/06/2020
974458	NEW CONSTR	76,000	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0841/0511	7/16/1998	WD	Q	I		87,300
GRANTOR: HALLMARK HOMES						
GRANTEE: JOHNSON DERRYL B &						
0807/0650	9/23/1997	WD	U	V	19	13,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	640.00	SF	6.50	6.50	100	1998	1998	3	73	3,037	

BUILDING DIMENSIONS

FSP=[YR=1998] W20 S12 BAS=[YR=1998] W20 S19 SFB=[YR=2016] S22 E20 FOP=[YR=1998] E4 N4 W4 S4 $ N22 W20 $ E20 S18 E4 S4 E16 N41 W20 $ E20 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 3,037

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 12/04/2020 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS