LOT 18
IN OR 744/1804
LOFTON OAKS @ YULEE HOME

BELCHER RICKY R & IRENE N
84294 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

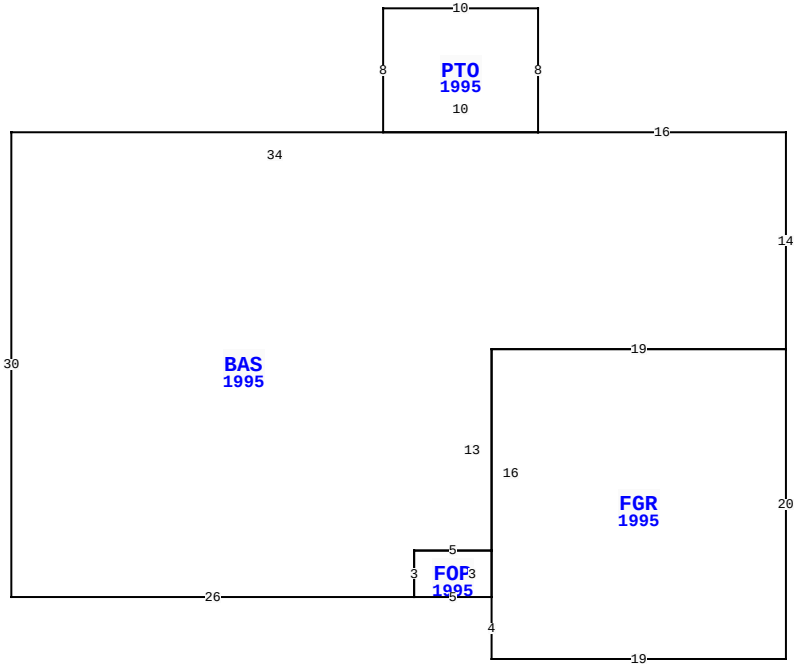
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,181	100	1995	1,181	128,593
FGR	380	55	1995	209	22,757
FOP	15	30	1995	4	436
PTO	80	5	1995	4	436
TOTALS	1,656			1,398	152,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,398	126.9840	126.98	177,518	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1181 HX Base Yr 1996



84294 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		152,222
TOTAL MARKET OB/XF VALUE		5,308
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		212,530
SOH/AGL Deduction		110,559
ASSESSED VALUE		101,971
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		46,249
TOTAL JUST VALUE		212,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02164	NEW CONSTR	76,500	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0744/1804	11/27/1995	WD	Q	I		76,700
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: BELCHER RICKY R & I						
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=1995] W16 PTO=[YR=1995] N8 W10 S8 E10$ W34 S30 E26
FOP=[YR=1995] E5 FGR=[YR=1995] S4 E19 N20 W19 S16$ N3 W5 S3$
N3 E5 N13 E19 N14$.

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	0811	CONCRETE B	0	100	0	0	749.00	SF	5.20	5.20	100	1995	1995	3	68	2,648	

LAND DESCRIPTION

TOTAL OB/XF 5,308

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