LOT 19
IN OR 2049/1910
LOFTON OAKS @ YULEE HOME

BASS KEVIN L & TONYA N
84316 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0019-0000

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 70
Interior Floo	15	HARDTILE 30
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

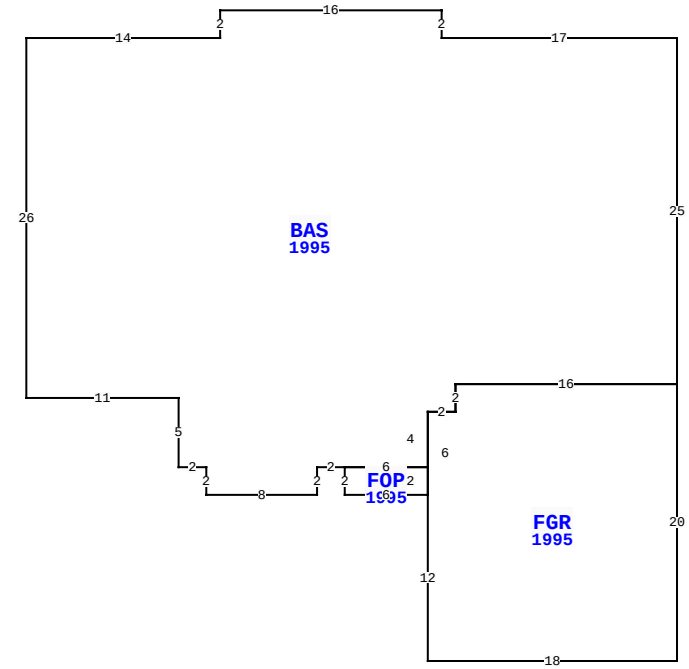
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,346	100	1995	1,346	146,202
FGR	356	55	1995	196	21,289
FOP	12	30	1995	4	435
TOTALS	1,714			1,546	167,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,546	126.6738	126.67	195,832	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1346 HX Base Yr 2017



84316 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		167,926
TOTAL MARKET OB/XF VALUE		5,918
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		228,844
SOH/AGL Deduction		90,454
ASSESSED VALUE		138,390
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,668
TOTAL JUST VALUE		228,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02204	NEW CONSTR	79,800	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2049/1910	5/02/2016	SW	Q	I	01	124,000
GRANTOR: MTGLQ INVESTORS LP						
GRANTEE: BASS KEVIN L & TONY						
2014/0178	11/13/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MTGLQ INVESTORS LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W17 N2 W16 S2 W14 S26 E11 S5 E2 S2 E8 N2 E2
FOP=[YR=1995] S2 E6 FGR=[YR=1995] S12 E18 N20 W16 S2 W2 S6
$ N2 W6 $ E6 N4 E2 N2 E16 N25 $.

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	736.00	SF	5.20	5.20	100	1995	1995	3	68	2,602	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
3	1242	WD DECK A	0	100	0	0	328.00	SF	10.00	10.00	100	2003	2003	3	20	656	

LAND DESCRIPTION

TOTAL OB/XF 5,918

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