LOT 21
EX ESMT OR 1526/105
LOFTON OAKS @ YULEE HOME

PEVERA ROBERT C & MARLENE T
84354 SAINT PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

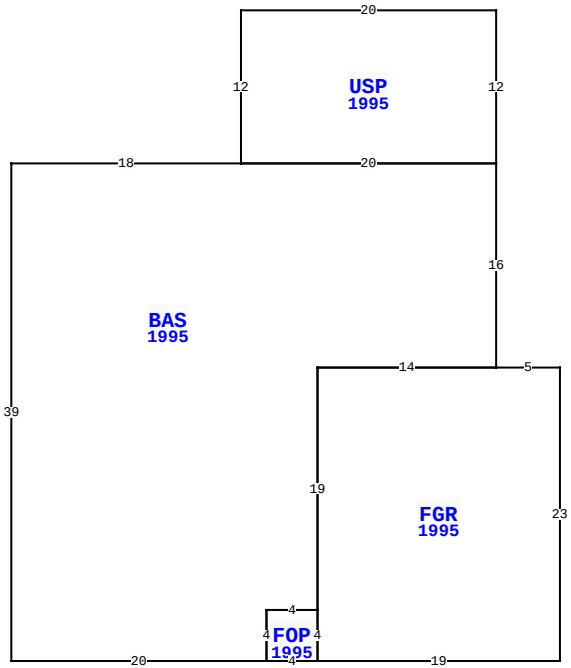
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1995	1,144	146,659
FGR	437	55	1995	240	30,767
FOP	16	30	1995	5	641
USP	240	30	1995	72	9,230
TOTALS	1,837			1,461	187,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,461	130.1520	130.15	190,149	1995	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1144 HX Base Yr



84354 ST PAUL BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	187,297
TOTAL MARKET OB/XF VALUE	54,151
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	296,448
SOH/AGL Deduction	0
ASSESSED VALUE	296,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,448
TOTAL JUST VALUE	296,448
NCON VALUE	6,900
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018305	SWIM POOL	0	05/01/2001
B9906447	NEW CONSTR	2,500	09/01/1999
95-01711	NEW CONSTR	69,900	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/1752	12/06/2024	WD	Q	I	02	362,500

GRANTOR: NORTH FLORIDA RESTORA
GRANTEE: PEVERA ROBERT C & M

2710/1082	5/02/2024	WD	Q	I	01	225,000

GRANTOR: TWITE JACQUELYN
GRANTEE: NORTH FLORIDA RESTO

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	0	0	0	677.00	SF	5.20	5.20	100	1995	1995	3	68	2,394	
3	0861	POOL GUNIT	0	0	0	0	392.00	SF	85.00	85.00	100	2001	2001	3	25	41,650	
4	0845	KOOL DECK	0	0	0	0	560.00	SF	7.25	7.25	100	2001	2001	3	79	3,207	
5	0476	VF 6 SBPL	0	0	0	0	225.00	LF	32.00	32.00	100	2025	2018		92	6,624	
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2018		92	276	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=-20,0] W18 S39 E20 N4 E4 N19 E14 N16 W20 $
FGR=[YR=1995;ORIG=-14,39] E19 N23 W5 W14 S19 S4 $
USP=[YR=1995;ORIG=0,0] N12 W20 S12 E20 $
FOP=[YR=1995;ORIG=-18,39] E4 N4 W4 S4 $
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LAND DESCRIPTION

TOTAL OB/XF 54,151

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/12/2025 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS