LOT 22
IN OR 1525/91
ESMT OR 1526/105

YODER JEFFREY J
84374 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0022-0000

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

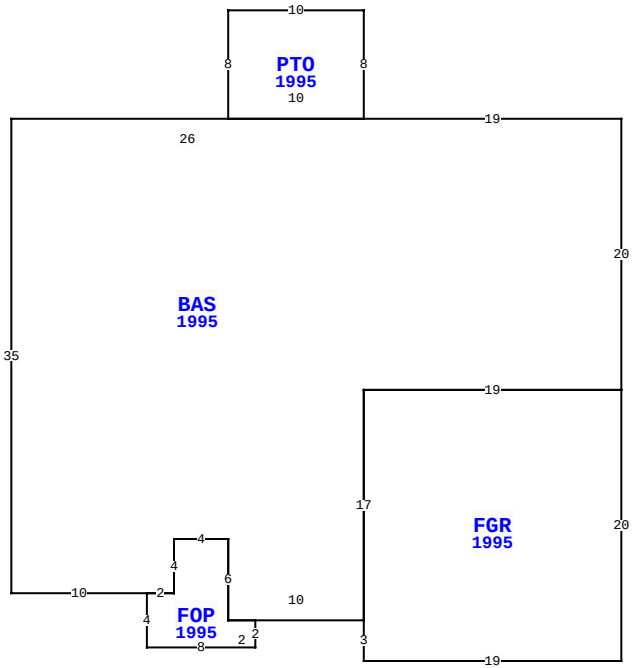
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100	1995	1,294	135,705
FGR	380	55	1995	209	21,919
FOP	44	30	1995	13	1,363
PTO	80	5	1995	4	419
TOTALS	1,798			1,520	159,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,520	122.2980	122.30	185,896	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2008 Heated Area: 1294 HX Base Yr 2008



84374 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		159,406
TOTAL MARKET OB/XF VALUE		5,818
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		220,224
SOH/AGL Deduction		102,016
ASSESSED VALUE		118,208
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,486
TOTAL JUST VALUE		220,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02235	NEW CONSTR	69,942	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/0091	9/13/2007	WD	Q	I		161,500
GRANTOR: WOODWARD DAVID M & RE						
GRANTEE: YODER JEFFREY J						
0972/1668	2/28/2001	WD	Q	I		105,500
GRANTOR: CHAMBERLAIN JAMES D &						
GRANTEE: WOODWARD DAVID M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 PTO=[YR=1995] N8 W10 S8 E10$ W26 S35 E10
FOP=[YR=1995] S4 E8 N2 W2 N6 W4 S4 W2$ E2 N4 E4 S6 E10
FGR=[YR=1995] S3 E19 N20 W19 S17 $ N17 E19 N20$.

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	893.00	SF	5.20	5.20	100	1995	1995	3	68	3,158	

LAND DESCRIPTION

TOTAL OB/XF 5,818

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