LOT 46
IN OR 772 PG 1895
LOFTON OAKS @ YULEE HOME

DINKINS ANGELIA A
84391 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0046-0000

BUILDING CHARACTERISTICS

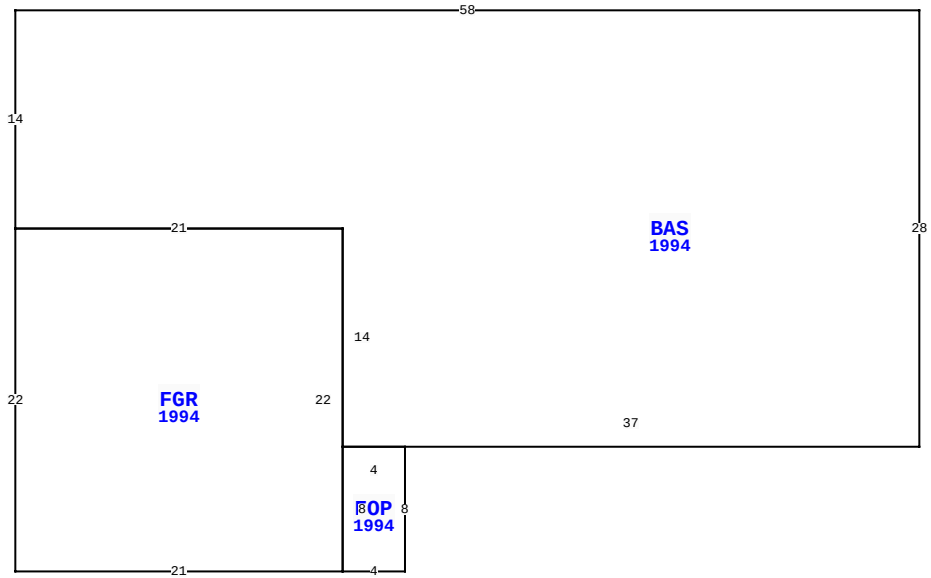
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,330	100	1994	1,330	138,667
FGR	462	55	1994	254	26,482
FOP	32	30	1994	10	1,043
TOTALS	1,824			1,594	166,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,594	122.2980	122.30	194,946	1994	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 1997 Heated Area: 1330 HX Base Yr 1997



84391 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		166,191
TOTAL MARKET OB/XF VALUE		3,453
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		224,644
SOH/AGL Deduction		103,431
ASSESSED VALUE		121,213
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,491
TOTAL JUST VALUE		224,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-1073	NEW CONSTR	6,800	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0772/1895	10/03/1996	WD	Q	I		65,000
GRANTOR: GARNER DAVID TOD						
GRANTEE: DINKINS ANGELIA A						
0758/1333	5/02/1996	WD	Q	I		63,000
GRANTOR: BOATRIGHT JERLDON C						
GRANTEE: GARNER DAVID TOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W58 S14 FGR=[YR=1994] S22 E21 FOP=[YR=1994] E4 N8 W4 S8$ N22 W21$ E21 S14 E37 N28$.

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	1,006.00	SF	5.20	5.20	100	1994	1994	3	66	3,453	

LAND DESCRIPTION

TOTAL OB/XF 3,453

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