LOT 47
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

HARNAGE KEVIN M & REBECCA A
84369 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0047-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

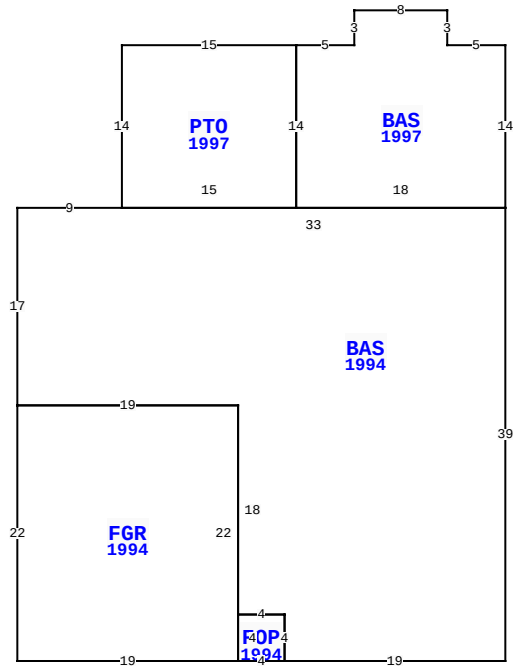
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	1994	1,204	121,937
BAS	276	100	1997	276	27,953
FGR	418	55	1994	230	23,294
FOP	16	30	1994	5	506
PTO	210	5	1997	10	1,013
TOTALS	2,124			1,725	174,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,725	118.8000	118.80	204,930	1994	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2008 Heated Area: 1480 HX Base Yr 2008



84369 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		174,703
TOTAL MARKET OB/XF VALUE		2,924
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		232,627
SOH/AGL Deduction		107,381
ASSESSED VALUE		125,246
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,524
TOTAL JUST VALUE		232,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13101	RE-ROOF	6,500	08/01/2012
973884	ADDITION	13,000	04/01/1997
94-01065	NEW CONSTR	72,200	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2373/1311	6/25/2020	WD	U	I	11	100
GRANTOR: HARNAGE KEVIN M & REB						
GRANTEE: HARNAGE KEVIN M & R						
1527/0107	9/25/2007	WD	Q	I		167,500
GRANTOR: CARTUS FINANCIAL CORP						
GRANTEE: HARNAGE KEVIN M & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W5 N3 W8 S3 W5 PTO=[YR=1997] W15 S14
BAS=[YR=1994] W9 S17 FGR=[YR=1994] S22 E19 FOP=[YR=1994] E4 N4 W4 S4$ N22 W19$ E19 S18 E4 S4 E19 N39 W33$ E15 N14$ S14 E18 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	0811	CONCRETE B	0	100	0	0	852.00	SF	5.20	5.20	100	1994	1994	3	66	2,924	

LAND DESCRIPTION

TOTAL OB/XF 2,924

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