LOT 72
IN OR 2180/138
LOFTON OAKS @ YULEE HOME

CORNELISSEN MICHAEL E
84089 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0072-0000

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 90
Interior Floo	08	SHT VINYL 10
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

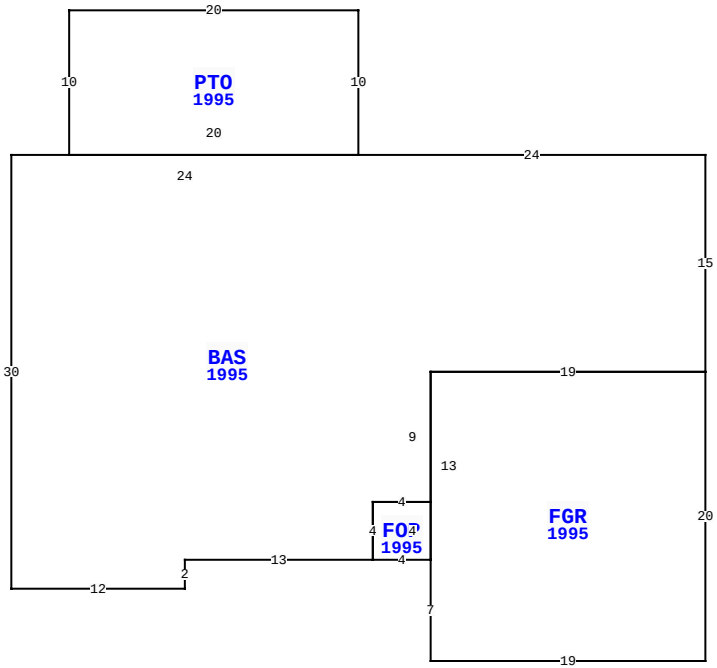
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,105	100	1995	1,105	120,318
FGR	380	55	1995	209	22,757
FOP	16	30	1995	5	545
PTO	200	5	1995	10	1,089
TOTALS	1,701			1,329	144,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,329	126.9840	126.98	168,756	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1105 HX Base Yr 2019



84089 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		144,708
TOTAL MARKET OB/XF VALUE		5,234
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		204,942
SOH/AGL Deduction		73,834
ASSESSED VALUE		131,108
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,386
TOTAL JUST VALUE		204,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-2182	NEW CONSTR	0	10/01/1995
95-02201	NEW CONSTR	70,300	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2180/0138	2/26/2018	WD	Q	I	01	166,000
GRANTOR: SIX TODD & AMY ALEXAN						
GRANTEE: CORNELISSEN MICHAEL						
1486/1248	3/21/2007	WD	Q	I		160,000
GRANTOR: MURRAY LARRY & CAROL						
GRANTEE: SIX TODD & AMY ALEX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 PTO=[YR=1995] N10 W20 S10 E20$ W24 S30 E12 N2 E13 FOP=[YR=1995] E4 FGR=[YR=1995] S7 E19 N20 W19 S13$ N4 W4 S4$ N4 E4 N9 E19 N15$.

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	728.00	SF	5.20	5.20	100	1995	1995	3	68	2,574	
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	

LAND DESCRIPTION

TOTAL OB/XF 5,234

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