LOT 73
IN OR 802/13
LOFTON OAKS @ YULEE HOME

MARTIN CHRISTINE R
P O BOX 15481
FERNANDINA BEACH, FL 32035

2025

38-2N-27-1270-0073-0000

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

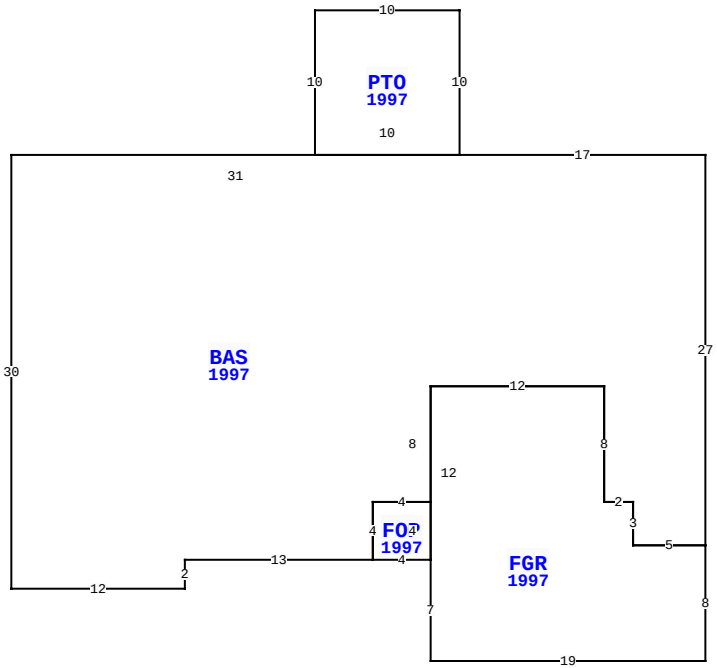
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,195	100	1997	1,195	131,635
FGR	290	55	1997	160	17,625
FOP	16	30	1997	5	551
PTO	100	5	1997	5	551
TOTALS	1,601			1,365	150,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,365	126.9840	126.98	173,328	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 1998 Heated Area: 1195 HX Base Yr 1998



84105 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		150,362
TOTAL MARKET OB/XF VALUE		2,576
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		207,938
SOH/AGL Deduction		98,529
ASSESSED VALUE		109,409
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,687
TOTAL JUST VALUE		207,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973873	NEW CONSTR	60,590	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0802/0013	8/04/1997	WD	Q	I		76,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MARTIN CHRISTINE R						
0694/1102	12/17/1993	CT	U	V	14	650,000
GRANTOR: CLERK OF COURT						
GRANTEE: SUN BANK/NORTH FLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W17 PTO=[YR=1997] N10 W10 S10 E10 $ W31 S30 E12 N2 E13 FOP=[YR=1997] E4 FGR=[YR=1997] S7 E19 N8 W5 N3 W2 N8 W12 S12 $ N4 W4 S4 $ N4 E4 N8 E12 S8 E2 S3 E5 N27 $.

EXTRA FEATURES

L N	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	688.00	SF	5.20	5.20	100	1997	1997	3	72	2,576	

LAND DESCRIPTION

TOTAL OB/XF 2,576

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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